THE

SURVEYORS' INSTITUTION

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

TRANSACTIONS.

VOL. XLIV.

SESSION 1911-1912.

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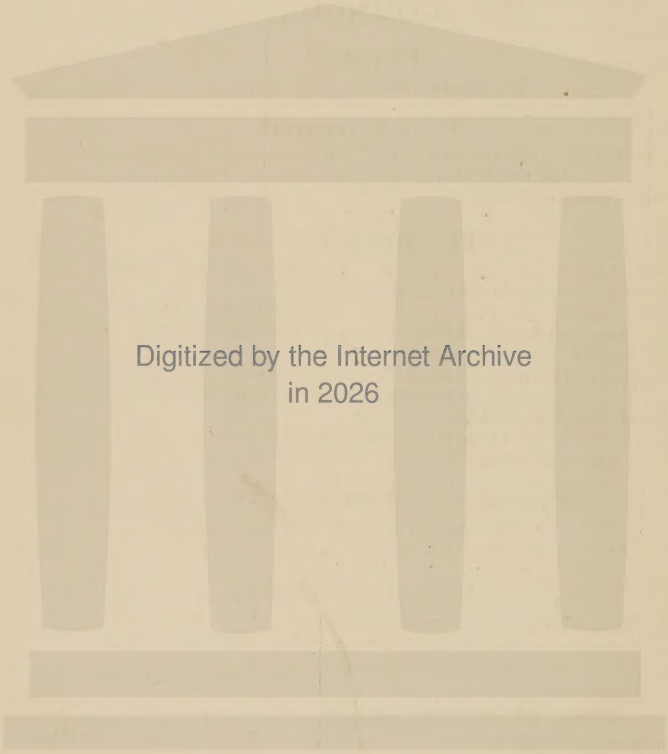

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The Surveyors' Institution

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET,

WESTMINSTER, S.W.

OFFICERS. 1911-1912.

COUNCIL.

President.

W. Edgar Horne, M.P. (London)

Vice-Presidents.

The Hon. Edward Gerald Strutt (London and Chelmsford)
John Farrer (Oulton, Leeds)
Thomas Binnie (Glasgow)
W. Edward Woolley (Loughborough)

Members of Council.

Howard Chatfeild Clarke (London)
Edward Blakeway I'Anson (London)
John German (Ashby-de-la-Zouch)
George Francis Stewart (Killiney)
Frederick George Chinnock (London)
Henry Wells Dewhurst Theobald (London)
Samuel Hood Cowper Coles (Crickhowell)
Arthur Lyon Ryde (London)
Henry Herbert Smith (Chippenham)
John Hubert Oakley (London)
Alfred Michelmore (Totnes)
Thomas Silk Wilson (Manchester)
John Henry Hanson (Huddersfield)
Sir Robert James Thompson (London)
Andrew Young (London)
John Willmot (Birmingham)

Professional Associates of Council.

Charles Pell Hall (Woburn)
Stanley Hicks (London)

Associates of Council.

The Right Honourable Lord Alverstone, G.C.M.G. (Lord Chief Justice of England)

Sir John Wolfe Barry, K.C.B.

Past-Presidents (*Ex-officio Members of Council*).

Daniel Watney (London)
Robert Vigers (London)
Thomas Miller Rickman (London)
Sir John F. L. Rolleston, M.P. (London)
Arthur Vernon (High Wycombe)
Herbert Thomas Steward (London)
Charles Bidwell (Ely)
George Langridge (Tunbridge Wells)
Thomas Taylor Wainwright (Liverpool)
Howard Martin (London)
Sir Alexander Rose Stenning (London)
Leslie Robert Vigers (London)

Honorary Secretary.

Percivall Currey.

Secretary.

Alexander Goddard.

List of Standing Committees.

Composed of Members of Council and Provincial Chairmen.

BUILDING.
COUNCIL SELECTION.
COUNTY DISTRICTS AND COUNTRY MEETINGS.
DINNER.
EDUCATION.
ELECTIONS.
FINANCE.
FORESTRY.
LIBRARY AND SESSIONAL PAPERS.
PARLIAMENTARY BILLS AND GENERAL PURPOSES.
PROFESSIONAL PRACTICE.
QUANTITY SURVEYORS.

Past-Presidents.

1868 *John Clutton*
1870 *Richard Hall*
1872 *Edward Norton Clifton*
1874 *Thomas Huskinson*
1876 *Edmund James Smith*
1878 *William Sturge*
1880 *Edward Ryde*
1883 *Thomas Smith-Woolley*
1885 *Edward l'Anson*
1886 *William James Beadel, M.P.*
1888 *Elias Pitts Squarey*
1890 *Robert Collier Driver*
1892 *Charles John Shoppee*
1894 *Thomas Chatfeild Clarke*
1895 DANIEL WATNEY
1897 *Christopher Oakley*
1898 ROBERT VIGERS
1899 THOMAS MILLER RICKMAN
1900 *John Shaw*
1901 SIR JOHN F. L. ROLLESTON, M.P.
1902 ARTHUR VERNON
1903 *Albert Buck*
1904 HERBERT THOMAS STEWARD
1905 CHARLES BIDWELL
1906 GEORGE LANGRIDGE
1907 THOMAS TAYLOR WAINWRIGHT
1908 HOWARD MARTIN
1909 SIR ALEXANDER ROSE STENNING
1910 LESLIE ROBERT VIGERS

(The names of those deceased are printed in italics.)

The Surveyors' Institution

(Incorporated by Royal Charter)

Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein; the practice of managing and developing estates; and the science of admeasuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.
2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

The Institution was established in 1868, was incorporated by Royal Charter in 1881, and has a total membership of over 4,000.

The Institution consists of four classes, viz.—Fellows, Professional Associates, Associates, and Honorary Members, with a class of Students attached.

A Fellow must be more than twenty-five years of age, and must have held a responsible position for at least five years and have acquired practical knowledge of surveying in one or other of its branches as above defined. He must also have passed the Final Examination declared in the Rules of Examination to appertain to the class of Fellows, or certain Government Examination in the United Kingdom or the Colonies which the Council may declare to be equivalent thereto.* A Fellow has the right, conferred by the Charter, to use the letters F.S.I. after his name. A Fellow has also the right, under By-Laws allowed by H.M. Privy Council, to describe himself as "Chartered Surveyor."

** The Council possess only a very limited dispensing power as regards the Examinations.*

A Professional Associate must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Intermediate Examination.* A Professional Associate has the right, conferred by the Charter, to use the letters P.A.S.I. after his name. A Professional Associate has also the right, under By-Laws allowed by H.M. Privy Council to describe himself as "Professional Associate Chartered Surveyor."

An Associate must be more than twenty-one years of age, not a Surveyor by profession, but his pursuits must be such as to qualify him to concur with Surveyors in the advancement of professional knowledge.

An Honorary Member must be a person who, either by reason of his position or experience, or his eminence in science, may be enabled to render assistance in promoting the objects of The Institution, but who is not engaged in practice as a Surveyor in Great Britain or Ireland. He has the privilege of being present and taking part at all Ordinary General Meetings, and of access to the Library, but no right of voting, discussing, or otherwise interfering in the affairs of The Institution; nor is he called on to contribute to its funds.

Students (who must not be under eighteen years of age) qualify as such by passing the Preliminary Examination. A candidate for Studentship who can produce a Certificate of having passed the Matriculation Examination of the University of Oxford, Cambridge, London, or any other University in the United Kingdom, or the Senior School Examination of London University, or who has passed the Senior Local Examination of the University of Oxford or Cambridge, or the Junior Examinations of the same with Honours, or who has obtained a Higher Certificate at the Examinations of the Oxford and Cambridge Schools Examinations Board, or who has passed the Examination qualifying for the Studentship of the Institution of Civil Engineers, or the Preliminary Examination of the Institute

* Note.—*After October*, 1913, *Professional Associates will be required to qualify for the Class by passing both the Intermediate and Final Examinations.*

of Chartered Accountants, the Royal Institute of British Architects, the Incorporated Law Society, is exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of a Member and the Surveyor to whom he is articled; but it is obligatory on all Students to undergo the Intermediate Examination under the conditions applying in each particular case under the Rules of Examination.

The Council may accord to Students such privileges, subject to such terms, regulations and restrictions as they shall from time to time prescribe.

Any person desirous of being admitted into The Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name, place of business (if any), usual residence, and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows or four Fellows and two Associates, certifying a personal knowledge of the candidate; or by four Members of the Council, of whom the President shall be one, after careful inquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will determine the class for which the candidate is to be presented for ballot.

The following are the rates of contribution to the funds:—

	Annual Subscription. £ s. d.	Admission Fee. £ s. d.
Student . . .	1 1 0	—
Associate . . .	2 2 0	3 3 0
Professional Associate	2 2 0	3 3 0
Fellow . . .	3 3 0	5 5 0

No person can become a Member (other than an Honorary Member) of The Institution unless and until he pays as his first Subscription to The Institution, in the case of becoming a Fellow of The Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of The Institution, the sum of Five Guineas, and in the case of becoming an Associate of The Institution, the sum of Five Guineas.

All Fellows, Professional Associates, and Associates are required, within twelve months after their election, to deliver to the Council an original Paper on some subject connected with the profession, or to make a donation to the Library.

The affairs of The Institution are under the management of a Council, which is elected annually, consisting of a President, four Vice-Presidents, sixteen Fellows, two Professional Associates, and two Associates.

The Session of The Institution commences annually on the second Monday in November, and continues to the end of May. The Ordinary General Meetings are, as far as possible, held on every alternate Monday during the Session. At these Meetings original communications are read on professional subjects, and their merits fully and freely discussed. Every Member has the privilege of introducing one visitor to these Meetings. Members are entitled to a copy of any printed publication issued by The Institution after their admission.

Paper 378.
No. 569.

THE OPENING ADDRESS

BY

W. EDGAR HORNE, M.P. (President),

AT THE ORDINARY GENERAL MEETING OF

THE SURVEYORS' INSTITUTION,

13th November, 1911.

Presentation of the Gold Medal to E. H. Blake (Fellow).

The President said he now had the pleasure of asking Mr. Edwin Holmes Blake to accept The Institution Gold Medal, which had been awarded to him for his admirable Paper, entitled "Some Notes on Highway "Law as affecting Property Owners."

This medal was awarded year by year to the author of the best Paper read during the past session, and he heartily congratulated Mr. Blake on his achievement. The winner had succeeded in helping many Members into The Institution, and it gave them all pleasure to be able to show their appreciation of the great knowledge he himself possessed.

Mr. Blake (Fellow) in replying said he wished to express his deep appreciation of the honour which the Council had conferred upon him by awarding him the medal. It was a token of approval which he would always treasure, and which would be handed down as an heirloom. He thanked them most heartily.

Unveiling of the Portrait of the Right Hon. Lord Alverstone, Lord Chief Justice of England.

The PRESIDENT said Lord Alverstone had in his life played many parts. As a young man, famous as an athlete, he founded the Cambridge University Athletic Club. He had won the One Mile and the Two Miles the same day in the University Sports against Oxford. His interest in cricket and football was well known, and his fondness for music was evidenced by his presidency of the Abbey Glee Club. In 1868, the very year The Institution was founded, he was called to the bar and within ten years he had taken silk. He became Attorney-General in 1885, and Lord Chief Justice in 1905.

Those facts they shared in common with the rest of the world, but there were others of which they as Members of The Institution had a peculiar knowledge. Lord Alverstone became an Associate of this Institution in 1876, and was elected an Associate of the Council in 1886, a position he had ever since held. In their profession they had had peculiar opportunities of appreciating his mastery and knowledge over the species of legal work with which they were more intimately acquainted, and they recognised that in him a great surveyor had been lost to the world.

As a body they were grateful to him for the valuable help which he had at all times been ready to give to The Institution, and they acknowledged with gratitude that breadth of view and honourable conduct which perhaps was more particularly shown in the position he took up in the Alaska Boundary Commission in 1903.

It was because of the affectionate regard which The Institution had for their Associate of the Council that

they wished to celebrate that, if he might call it, silver wedding and led them to ask his Lordship to be so good as to sit for a portrait, which might hang on their walls for future generations of surveyors to see. It was his happy fortune that night to be allowed to unveil the portrait.

(The portrait was then unveiled).

Lord ALVERSTONE (Associate of Council) said he did not feel the least sad on that occasion. Portraits were not infrequently unveiled in honour of men after they had passed away. The Institution had done him the great compliment of asking him to sit for his portrait in his lifetime, and although he was bound to admit that Mr. Collier had flattered him, yet he was glad indeed to think that they had such an admirable picture upon the walls of The Institution.

Might he be allowed for a few minutes to trespass on their kindness in order that he might really express and make them understand how greatly he felt the compliment that had been paid him. The President had drawn a brief but very flattering picture of his career. He was afraid, if in his judicial capacity he had to pass judgment upon it, he should be more honest and less flattering, but at the same time he did not intend to belittle any incident mentioned, because it would be false modesty on his part to do so.

The picture in its present position on the walls of The Institution hung between two of the greatest judges that he had ever known. When he went first to the Bar in the year 1868, the three great arbitrators were John Clutton, Henry Arthur Hunt, and George Pownall, and he had often said that he learned as much of what a judge should be and do from those men as

he ever did from any judge in his life. They were *facile principes* among the many distinguished Members of The Institution who had acted as judges. To the younger men the names of Past-Presidents were of course only the shadows of distinguished men. To him they represented very living individuals, with whom, either in their company as his witnesses, before them as arbitrators, or in their company as his opponents, he had passed many pleasant days of his life.

He should like just to recall, without occupying their time by more than mentioning their names, those with whom he had been intimately connected in the course of his professional career from the year 1868 down to the year 1900, the last five years of which, alas, he was only allowed to do Government business. John Clutton he had mentioned; Mr. Clifton, Mr. E. J. Smith, Mr. Sturge, Mr. Ryde, Mr. I'Anson, Mr. Beadel, Mr. Squarey, Mr. Driver, Mr. Shoppee, Mr. Oakley, and Mr. Chatfeild Clarke. Those of them who knew anything about their profession would know that he had enumerated some twelve of the leaders of the profession, men who by their honourable conduct had elevated its character; and he should like to say with what pleasure it was that he saw that no less than four of those names were still represented upon the Council, namely, Mr. Ryde, Mr. I'Anson, Mr. Oakley, and Mr. Chatfeild Clarke. It was a great satisfaction to anyone who knew the history of the profession to see the sons and relations of those distinguished men occupying a prominent place in their profession. He had advisedly stopped with the mention of those who had passed away, but he must be allowed to mention two names of men who were still with them, he was thankful to say, because he believed them to be the only two

surviving members of the Committee that was formed to establish The Institution at the end of 1867 and the beginning of 1868, he referred to Mr. Daniel Watney, President of The Institution in 1895 and 1896, and Mr. Robert Vigers who was President in 1898, the latter of whom was represented in a most honourable manner by their late President, Mr. Leslie Vigers. When he looked back through the vista of the lengthening years and thought of those names he felt how great an honour it was to have been selected, and for the Council to have wished that his portrait should be upon the walls.

To the younger men he would like to say a word or two of the value of The Institution. In seven or eight years' time The Institution would be celebrating its Jubilee. Some of them could look back and see what the profession was before it was established. There were distinguished men, distinguished land agents and surveyors, who were leading lights and occupied most respected and honourable positions in their respective counties; in fact, if they had ever had the industry or curiosity to read about rural England from the years 1750 to 1850, they would be surprised at the prominent place that was taken by the agents of the great estates throughout the country, and how they were examples of honourable conduct, of education, and of experience. It was some of those men who formed The Institution. But before 1868 the profession was, so to speak, at large, each man lived for himself and fought for himself. There was no central body, there was no qualification, there was no disciplinary committee to raise and maintain a standard of high honour among its Members. All that was now changed, and The Institution had done most valuable work. The membership, excluding

students, was upwards of 4,000 men, Honorary Members, Fellows, Professional Associates, and Associates, of which latter class he was one, and he might be allowed to say that although there were at present only 72 Associates, they had in the past numbered in their ranks many distinguished names. As Mr. Meadows White once humorously showed, the Society was *noscitur a sociis*, that is to say, it was best known by its associates.

Before the inception of The Institution every Member of experience in the profession must admit that there were not a few men up and down the country—not very numerous but still not a few men—who called themselves surveyors with very little qualification, who were reckless of their opinions and did not hesitate to express exaggerated opinions and bring discredit upon the profession when their evidence came to be examined. That to a large extent, thanks to The Institution, had passed away.

Members of their honourable profession were now careful of their honour, careful of the discipline among their Members and proud of the standard which had been established for the advantage of the public, so that they might know that Members of the surveyors' profession belonging to The Surveyors' Institution were fully qualified, and were men to whom they could safely trust their interests. As had been said to him by a distinguished Member of the Council, The Institution had elevated the profession of surveyors by its combined action throughout all the counties of England, and in Ireland and Scotland as well. It had brought together the leaders of the profession, and it had made men who were desirous of joining its ranks feel that they must be qualified and must maintain the dignity and the honour of the profession.

The Institution had also, in its corporate capacity, been recognised in many ways that occurred to him. They would remember that under the London Building Act a Member elected by the Council was an *ex officio* member of the Tribunal of Appeal; and under the Finance Act the President of The Surveyors' Institution for the time being was a member of the Reference Committee appointed under it; in fact if any of them had passed any part of their life in the House of Commons, as he had for fifteen years, they would know what was the opinion of The Institution held by people interested in land, and the high esteem in which it was held, and the advantages that had been conferred upon the profession of surveyors by its organised and wise action. It had not started in any narrow spirit by excluding those who had experience but who had not passed examination, but for some years, not too long, it admitted as Members those who had only the qualification of experience. Now if anyone desired to be eminent, or even successful in his profession, he must be a Member, a Fellow probably, but certainly a Member by examination of The Surveyors' Institution.

Many compliments had been paid him in his life, which had been more successful than he deserved, but he could say honestly that the one which had been paid him that night had been most appreciated, and that although of course it would not be for many years that he would be able to come and look at his own picture, he should do so from time to time in order to refresh his memory of the resemblance that Mr. Collier had put upon the wall.

When one looked back in the latter years of one's life to the special occasions that had been pleasant in one's career, he should always value the advice of the

great man, Mr. John H. Lloyd, who told him in the very first compensation case he ever had in his life, "Young "man, you join The Surveyors' Institution." He joined it, as he had said before, as a Life Member, in hopes of its speedy dissolution, and that there would be a separation and a dividing up of the property. He had now abandoned all hope of getting any pecuniary result from his membership, but the wealth of friends he had made and the kind appreciation of any little work he had done for The Institution, evidenced by the kind act of the Council in presenting his portrait to The Institution, would always make him glad that he took the advice.

Mr. Daniel Watney (Past-President) said through the kindness and the exertions of his friend Mr. Chinnock he had that day been presented by his friends in The Institution with the portrait which they would see on the wall. It was a very proud day in his life to feel that his friends had rallied round him and had given him that portrait. By their express desire he now offered it to the President, and asked him if he would be good enough to accept it on behalf of The Institution.

Sir Alexander Stenning (Past-President) said he had to follow in Mr. Watney's footsteps and to ask the President, on behalf of The Institution, to accept the portrait of himself which had been subscribed to by many Members of The Institution and by some of his legal friends, and which had been that afternoon presented to him.

The President then delivered his opening Address as follows:—

On considering the subject of my opening Address, the preparation of which is one of the first, and not least onerous, duties coupled with the honour of occupying this Chair, I have felt at some disadvantage compared with the majority of my predecessors, in that I, like your Presidents of 1886 and 1902, the late William James Beadel and Sir John Rolleston, represent a constituency in the House of Commons.

As President of The Institution I consider it my duty to allow no party views to influence my actions or words, recognising that it is my duty, when here, to view the contesting factions from a detached position, and, attempting to distinguish the wise from the unwise in their different programmes, to lay before you a cool and judicial opinion as to what may prove to the national advantage, and what should be rejected as carrying the germs of danger to the community.

You will, therefore, I am sure, believe me when I say in thanking you for the honour you have done me in electing me to this Chair, that during my year of office I shall do my utmost to follow the precedents of the past by dealing with current topics in the calm unprejudiced spirit of my predecessors.

Touching first upon domestic matters, I must congratulate Members on this our initial Meeting in this enlarged Lecture Hall. The Council would, perhaps, not have entered upon an extension of The Institution buildings at the present moment had it not been for the rearrangements of the Government, County, and other buildings around Princes Mews. The opening out, however, of the mews at the back of The Institution by the demolition of the houses in Little George Street and the Sanctuary for the extension of the County of Middlesex Guildhall, thereby exposing to the public the

back of The Institution premises, practically necessitated their extension up to the frontage of the new street. Advantage has been taken of this to enlarge the Lecture Hall and Council Chamber, and to rearrange more conveniently the offices of the Secretary and the clerical staff, all the rooms at the front of the building now being made available for arbitrations and for the use of Members.

Although, perhaps, if it had not been for the special circumstances which existed, these alterations would in all probability have been deferred for a time, yet our increasing membership with the additional work entailed thereby upon the staff, must soon have made them necessary, and I consider, therefore, that we were fortunate in that circumstances arose which made possible an extension of our building over the mews.

Another subject which calls for some comment is the Conference with the Surveyors-General of the Colonies, which took place here in June last. One of my first duties as President was to welcome our fellow surveyors from overseas and to take part in their discussions; and I am glad of this opportunity of bearing witness to the tolerance and readiness to listen to the other side which were exhibited by those taking part in the Conference. It is to the cordial relations which existed between the delegates that we must attribute the unanimous report which they made to the Secretary of State on a subject upon which a number of conflicting opinions undoubtedly existed.

It is not necessary for me to enter into detail upon the several matters dealt with at the Conference. An article upon it has already appeared in the *Professional Notes*, and the report itself may be obtained for a few pence through any stationer. But I should perhaps

make it clear that in the Colonies the term "surveyor" is more restricted in its application than at home, being used as a rule merely to indicate one who, in the words of our Charter, is engaged in admeasuring and delineating the physical features of the earth. Such surveyors are not permitted to practise without the authorisation of the Government, which is only granted on the fulfilment of certain conditions as to examination and experience, varying in different parts of the Empire. The object of the Conference was not to alter the conditions prevailing in this country, but to see whether the requirements of the different Dominions, Provinces, and States might not be brought into line.

Turning now to more general matters we cannot, as surveyors, overlook the criticisms which have arisen during the past year in the debates in the House of Commons on the subject of the administration of the land taxes and the valuations in connection with them. Cases have been quoted which, although the speakers have usually disclaimed any intention of casting aspersions upon the conduct or integrity of the valuation staff, have indirectly had that effect by holding up for public condemnation the methods employed by them. But we must not forget that these gentlemen are Members of our own Institution, trained in our offices, and sharing with us the traditions of the profession which we all hold dear, having as their head at the birth of their department an honoured Member of our Council, who on retirement has been succeeded by another old friend of many here, also a Fellow of the Institution. We cannot therefore look upon any reflections upon their integrity or good faith as a matter of little moment, and I feel convinced that they may

depend upon the sympathy and support of their fellow Members in the arduous task they are called upon to carry out.

Those of us who have had experience in valuations know the difficulty and care needed in collecting all the data necessary in order to come to a sound conclusion, and the indefinable period of assimilation of those data before we can state the result with any confidence; and even then allowance must be made for errors of judgment. When therefore we take into consideration the youthfulness of the Government staff, their enthusiasm and anxiety to make progress in the formidable task that lies before them, we may ascribe such cases as have been the subject of complaint, and as should not more correctly be attributed to the hard-and-fast methods of valuation laid down by the Act, to haste and to that ignorance of material factors affecting value which is almost inseparable from haste.

Speaking as President of this Institution, may I beg those who have control of this body of young surveyors to urge their staff to be deliberate and cautious in forming their opinions, but beyond this when errors have been made, as made they must be, to give them an opportunity of adjusting them without delay, and thus avoid the risk of exposing these young professional men to public odium.

While on this subject, I may perhaps be allowed to address one word of warning to my professional brothers against even an appearance of taking up too conservative an attitude with regard to proposals of change. We are all willing to admit that, in the main, the propagandist of advanced theories is actuated by a desire for the good of the community, and we shall therefore be acting most in the national interest by attempting to direct into

practical channels such parts of his doctrine as contain the germ of public advantage.

A measure which is now being pressed through the House of Commons has not, I think, attracted the attention which its importance would seem to warrant. I refer to the Small Landholders (Scotland) Bill, under which it is proposed to extend the provisions of the Crofters Acts (at present limited in their application to certain defined parishes in the Highlands and Islands of Scotland) to holdings in any part of Scotland of an annual value of not more than £50, or if exceeding that sum not greater than fifty acres in extent; to set up a Land Court to fix rents and carry out the duties which previously fell upon the Crofters Commission; and to establish a separate Board of Agriculture for Scotland.

The Crofters Acts, I need not remind you, were originally passed to meet the case of the crofters in the Western Highlands and Islands who occupied holdings inconsiderable in area, small in annual value, and usually rescued, by the personal labour of the occupier, from the surrounding heather and rocks. Such holdings approached the conditions prevailing in Ireland more closely than those which are more commonly found in other parts of agricultural Scotland and England, and it was, therefore, perhaps not surprising that an attempt was made by the Act of 1886 to place the crofter in a somewhat similar position with regard to rent and security of tenure to that held by his fellow on the other side of the Channel. It is true that he was not empowered to assign his tenancy, but few would be prepared to deny that the elements of a dual ownership were contained in this Act.

It is now proposed to extend these provisions to hold-

ings in all parts of Scotland, the line between exclusion and inclusion being an arbitrary measurement of value or area and not, as at present, of kind. There can therefore be no guarantee that this arbitrary line will be retained. Nor, the conditions in England or Scotland outside the crofting districts being practically the same, could these proposals, if adopted by the Legislature in respect of Scotland, logically be rejected in respect of England and Wales. This can only mean that within a few years of the national credit being pledged to the extent of many millions in the attempt once for all to do away with that system of dual ownership which has been the curse of Ireland, a definite move is being made which threatens its introduction into Great Britain.

The third proposal of the Bill is the establishment of a separate Board of Agriculture for Scotland. But for the important consideration of the health of our flocks and herds I should not touch upon this, except perhaps to refer those interested to the resolution and memorandum, adverse to the proposal, which were issued by the Highland and Agricultural Society of Scotland, a body which, as you are aware, is if possible even more representative in Scotland of the best agricultural opinion than the Royal Agricultural Society in this country.

The more destructive of our cattle pests have now, I am glad to say, been stamped out; but this has only been done since the administration has been in the hands of a single Department, having the power and will to carry out a uniform policy in all parts of Great Britain. The sporadic outbreaks of foot-and-mouth disease, which have occurred of late in Edinburgh, Yorkshire, London, Surrey, Sussex, Derbyshire, and Somerset, make one realise how great might be the danger to agriculturists of any vacillation or disagreement as to the proper

method of dealing with such outbreaks, and the importance of uniform restrictions upon the entry of live stock, &c., into these islands.

The precedents already existing of Great Britain being divided into two parts for administrative purposes do not, I fear, lead one to suppose that the agricultural authority in Edinburgh would see eye for eye with that at Whitehall. For this reason, too, I hope that the measure may not find a place on the statute book until it has been made the subject of adequate inquiry either by Royal Commission or a strong Departmental Committee.

Another subject which has pressed itself upon my notice is the position which has gradually grown up in connection with the compulsory purchase of land by means of powers obtained under Private Acts of Parliament.

Much has happened since the railway boom in the first half of last century necessitated the passing of the Lands Clauses Consolidation Act—a measure which still stands as a memorial to the thoroughness and care expended by our forefathers upon legislation of this class—and I should be one of the last to suggest that with these changes some amendment in the procedure there laid down had not become both inevitable and desirable. We all recognise that property which is needed for public purposes should be acquired readily and on terms fair both to the community and the owner, and in the provision of small holdings, the planning of our future centres of population, and the laying out of through routes of transit, the Legislature has decided that the national need has justified the adoption of special powers.

But the acquisition of land by Private Bill comes

under a different category. It is not uncommon to find in some innocent looking Omnibus Bill promoted by a local authority a clause inserted, which by a seeming mere verbal alteration would give powers considerably in advance of those previously granted. I do not here pretend to say whether such powers might be desirable or not, but I do say that their effect is often not appreciated, that they provide precedents for similar legislation in the future, and that it is not to the public advantage that important alterations in the law should be allowed except through the medium of a general statute. Within the last three or four years attempts have been made in Private Bills by Corporations to alter the provisions of the Lands Clauses Consolidation Acts in three important particulars, viz.:—

(1) In enacting that any enhanced value accruing from public works executed within five years from the date of the notice to treat should be excluded from any question of compensation.

(2) In enacting that, where the particulars of claim are insufficient and not delivered within sufficient time, the claimant should pay half the costs of the proceedings; and that, where the award or verdict was for a sum less than or the same as the offer, all the costs of the proceedings should be paid by him.

(3) In enacting that a single arbitrator should in certain cases determine compensation.

These attempts, with one slight exception, have not as yet proved successful.

In the House of Lords the Model Clause No. 27 (Miscellaneous) "Costs of Arbitrations under Lands Clauses Acts," which has been in existence since 1901,

has been followed in every instance, and no alteration from the Model Clause has been allowed.

I am fully aware of the difficulty of steering a complicated measure through the House in the present congested state of Parliamentary affairs, but I am strongly of the opinion that the time has now come when an attempt should be made to lay down comprehensive regulations on this subject of compulsory purchase, so that all concerned may know exactly where they stand, and perhaps a member of the legal profession, a Fellow of The Surveyors' Institution, and a nominee of the Board of Trade, would be a suitable body to draw them up.

Leaving these more general questions it has occurred to me, as a surveyor whose business has been mainly a London one, and as having been connected with one of the largest rating authorities in the kingdom for many years, that it might be both interesting and instructive if I placed before you tables containing figures which might enable us to appreciate the growth of London during the last forty years; for the growth of the various parts of London and the percentage of increase from quinquennium to quinquennium provide material for much thought. The fact that the Quinquennial Valuation came into operation this year, while the last Census was also taken this Spring, enables me to bring the figures up to a very recent date.

The tables, which will be found in the Appendix to my Address, and which have been submitted for correction and approval to the various rating authorities, show in detail the growth in rateable value of the several metropolitan areas, while the curves which I have had prepared, and which also appear in the Appendix, will make the results easy to follow.

Taking the areas of the various rating authorities in detail it will be seen that the City of London shows a fairly regular increase in rateable value each quinquennium, but it should not be forgotten that the last reassessment was conducted under fresh conditions, inasmuch as many rating authorities in the City were done away with, and one central authority substituted for them, a process of unification which would naturally be followed by a levelling up of the lower assessments.

Battersea, after exhibiting an increase for the first 35 years from 1871, comes out with a slight decrease for the last quinquennial period.

Bermondsey exhibits the same state of things, and so also does Bethnal Green.

The next five areas, Camberwell, Chelsea, Deptford, Finsbury, and Fulham, although they show slightly better results, yet exhibit a marked check on their increase during the last quinquennial period.

Greenwich and Hammersmith figures, although they show a slower rate of expansion during the last five years, are not unsatisfactory.

Hackney and Hampstead have practically ceased to progress, and the same may be said of Islington, Kensington, Lambeth, Lewisham, Paddington, Poplar, and St. Pancras.

Holborn and St. Marylebone still exhibit increases in value though the rate is a diminishing one, while Shoreditch, Southwark, Stepney, and Stoke Newington are, as a whole, falling in value, though Wandsworth, probably owing to the amount of new land developed during the last quinquennium, shows a moderate increase.

The City of Westminster again shows a fair increase, but I do not anticipate that this rate will be maintained in the future, as there is no doubt that this city, like its

sister City of London, has profited by the unification of its rating authorities.

Turning now to the totals of London as a whole, we must be struck by the fact that the growth which was fairly continuous during the first 35 years from 1871 has practically disappeared during the last five years, and it is very questionable whether the next quinquennium will see any improvement over the figures of this year.

The results of the Census are equally remarkable. If you will turn to the following table* which I have extracted from the Preliminary Report on this year's Census, presented to the Houses of Parliament (Cd. 5705), you will notice that taken as a whole there is an actual decrease of something over 13,000 in the population of London, residing within the Metropolitan Boroughs and the Cities of Westminster and London, and were it not for the very considerable increases shown by the still suburban boroughs of Lewisham and Wandsworth this shrinkage would have amounted to over 126,000.

People are apt to consider that increases in the assessable value of London must be due either to the improved value of the land or to the new buildings erected upon it. Both these factors may, and indeed generally do, contribute to it, but the rates also benefit very largely by the assessment of hereditaments which owe little to either land or buildings, and whose value is determined by their profit-earning capacity; and the growth of these, as I shall presently show, has been the means of materially swelling the gross values for rating purposes.

Examining then the three classes of property which contribute to the rates, I would offer for your consideration various problems which I think are worthy of

* See next page.

TABLE GIVING THE INCREASE AND DECREASE OF POPULATION IN THE SEVERAL METROPOLITAN BOROUGHS AS SHOWN BY THE 1901 AND 1911 CENSUSES.

Metropolitan Boroughs.	Population.		Increase or Decrease of Population in Intercensal Period.	
	1901.	1911.	Increase.	Decrease.
Battersea	168,907	167,793	—	1,114
Bermondsey	130,760	125,960	—	4,800
Bethnal Green ...	129,680	128,282	—	1,398
Camberwell	259,339	261,357	2,018	—
Chelsea	73,842	66,404	—	7,438
Deptford	110,398	109,498	—	900
Finsbury	101,463	87,976	—	13,487
Fulham	137,289	153,325	16,036	—
Greenwich	95,770	95,977	207	—
Hackney	219,110	222,587	3,477	—
Hammersmith ...	112,239	121,603	9,364	—
Hampstead	81,942	85,510	3,568	—
Holborn	59,405	49,336	—	10,069
Islington	334,991	327,423	—	7,568
Kensington	176,628	172,402	—	4,226
Lambeth	301,895	298,126	—	3,769
Lewisham	127,495	160,843	33,348	—
Paddington	143,976	142,576	—	1,400
Poplar	168,822	162,449	—	6,373
St. Marylebone ...	133,301	118,221	—	15,080
St. Pancras	235,317	218,453	—	16,864
Shoreditch	118,637	111,463	—	7,174
Southwark	206,180	191,951	—	14,229
Stepney	298,600	280,024	—	18,576
Stoke Newington ...	51,247	50,683	—	564
Wandsworth... ...	231,922	311,402	79,480	—
Westminster, City of	183,011	160,277	—	22,734
Woolwich	117,178	121,403	4,225	—
City of London ...	26,923	19,657	—	7,266
			151,723	165,029

examination; I know too well the many factors of varying importance to presume to dogmatise on such a subject, but perhaps I may lead others to a line of thought which may tend to profitable results.

1. *The Land.*—The increase in the value of land, when the whole of London is being considered, is probably imperceptible, and certainly not at the rate imagined by many. The various imperial and local taxes to which it is exposed, and which each year we see becoming more onerous, must be held responsible for this. Of course there are appreciations in value in some parts, but they are accompanied by depreciations in other localities, and if we adopt the simile of the waves of a nearly tideless sea we shall not inaptly describe the phenomenon of the varying values as recorded from year to year.

2. *Buildings.*—The additional rating values which new buildings afford are counterbalanced to a very large extent by the depreciation due to wear and tear of existing buildings, and the varying requirements of fashion and trade which are continually operating to render these structures obsolete. This is particularly noticeable in the case of private residences, which have suffered very severely during the last few years, the large number of empty houses with boards up, indicating that they are to let, not only show their failure to attract occupants but also depress the level of rents of similar houses in the neighbourhood. If the criticism is made that their failure to attract tenants is due to their not being in accordance with modern requirements, the answer must be that the rent, which even a modern house in the particular neighbourhood would command, would little more than cover the fair interest on the cost of building and the rates which have to be paid. The land value would seem, therefore, in reality to be small, although owing to some old lease the premises are still saddled with a ground rent far in excess of the present site value. I would suggest that in cases of this

character the municipal authorities have already taken, by means of the rates, a large proportion of the value which the land would otherwise have.

3. The peculiarity of the third class of rateable hereditaments is the naked and unblushing way in which their value as profit-earning concerns form the basis of their contributions; and the fact that the rates are becoming in London a species of income tax chargeable on the profits of trade is one which I think merits your serious attention. Of course shops and other trading businesses suffer in the same way to some extent, but the figures in their case are masked by other considerations.

The growth in rateable value of this third class of property is so remarkable that I have thought it worth while to place before you the following table showing the progress of the more important divisions during the past forty years.

RATEABLE VALUE OF MONOPOLY SERVICES, 1871 TO 1911.

Class of Special Property.	Rateable Value.					
	1871.	1891.	1896.	1901.	1906.	1911.
	£	£	£	£	£	£
Railways	633,192	1,879,534	2,074,120	2,307,864	2,351,354	2,314,803
Tramways	—			140,575	159,685	348,583
Gas	241,260	737,062	925,142	923,924	896,390	976,412
Electricity	—			202,729	379,196	433,306
Water	202,434	476,690	557,680	634,206	679,691	635,280
Hydraulic	—			30,018	38,061	39,738
Docks	268,609	227,516	288,942	226,770	217,750	208,808
Canals	20,963			19,192	19,593	14,398
Telephones and Telegraphs .. Government Telegraphs	3,041	16,665	21,000	31,602	59,478	101,923
				854	842	845
	1,369,499	3,337,467	3,866,884	4,517,734	4,802,040	5,074,096

To this class we may, I think, well add licensed premises, which generally owe much more of their value to the possession of a licence than to their structure or to the land on which they are built; the figures in their case are interesting, and in the following table I would draw your attention to the great increase in 1901 owing to the boom, and to the depreciation, due to other well-known causes, in the rateable values exhibited in 1906 and 1911, amounting to a total of £468,733.

RATEABLE VALUE OF PUBLIC-HOUSES, &C., IN FORCE ON 6TH APRIL, 1895, 1896, 1901, 1906, AND 1911.

	1895.	1896.	1901.	1906.	1911.
	£	£	£	£	£
Public-houses	922,972	1,082,068	1,429,324	1,357,655	973,448
Beer-houses	102,111	113,252	130,589	135,228	107,002
Hotels	224,016	238,565	371,267	344,676	369,578
Restaurants	120,771	126,942	140,313	153,848	152,732
	1,369,870	1,560,827	2,071,493	1,991,407	1,602,760
		+190,957	+510,666	−80,086	−388,647

The figures in the first column of the table relating to licensed premises really have reference to the assessment of 1891, but they are headed 1895 as the figures were then collated. Taking these and adding the other properties comprised in the third class we find that between 1891 and 1911 these particular assessments have increased by £1,969,000 to a total of £6,676,000 in spite of the decrease of nearly half a million mentioned in the paragraph above. The increase in the total rateable value of the metropolitan boroughs and the Cities of London and Westminster during the same

period was £11,672,000, so that practically one-sixth of the increase must be attributed to these special properties.

It is worthy of note that the rateable value of the monopoly services, given in the foregoing table, has increased by 270 per cent. since 1871, while the percentage of increase of the remainder of the metropolis apart from these has only been 113.

It is, too, within the last forty years, I believe, that the Treasury has consented to contribute towards the rates in respect of the public buildings within the London area, and although they do this as an act of grace, and without any legal obligation on their part, I believe the total value of the various public buildings, as agreed between the several rating authorities and the Treasury for the purpose of these contributions, had grown from £272,000 in 1882 to over £838,000 at the last quinquennium.

The foregoing facts and figures lead me to offer several points for your consideration, which it seems to me may justifiably be put forward in view of the facts brought to light by the last quinquennial valuation and the decennial census.

To begin with it would appear that not only has the population of London ceased to grow, but also that the character of the ratepayer is changing from year to year. I would suggest that the ratepayer must be placed in one or other of three classes. First, that of the person who lives in London for the purpose of enjoyment and expends his money there; second, that of the person in London for the purpose of making money; and third, that of the great joint-stock concerns and companies, yearly becoming more numerous, which have no direct voice in the expenditure of the rates

or the election of those who are responsible for their expenditure.

As in this Paper I am dealing with questions of rating, I discard from the first category the enormous army of those staying in hotels and boarding-houses, but I take credit for the hotel owners and lodging-house keepers, who are the people who pay the rates, and include them in the second class. I think it must be agreed that the first class, those whose only interest in London is concerned in their pleasures and the expenditure of their income, is a fast declining one, so far as they contribute directly to the rates of the town. On the other side, the second and third classes, those who use London for the purpose of making money, are yearly becoming an increasing percentage of the whole, and it is to their enterprise and speculation that we owe most of the increased rateable value for which we take credit. As a proof that this statement is correct may I suggest to you with what slight astonishment we hear of any conversion of private premises into shops, hotels or any purposes connected with trade, while we should look upon it as a very unusual occurrence if the contrary state of things were to occur, and we found private houses taking the place of business premises.

If we adopt the suggestion that London is becoming entirely a trade centre, and that rates which are levied represent a proportion of the gross profits created by these trade concerns, it is arguable that so long as these rates produce an increasing prosperity and induce to a larger and more profitable trade, the arguments against their expansion fall to the ground. It is true that the comfort and enjoyment of any community must depend upon the lowness of the rates, if the ratepayers are confined to those who only spend their money in the

locality and acquire it somewhere else, for in that case the amount they pay in rent and rates added together must determine the accommodation they obtain for residential purposes. But in business concerns, expenditure on advertisement for attracting custom, and in the attempt to meet efficiently the growing demands and tastes of clients, is both expedient and justifiable if conducted on business lines; and when we consider that not only are these large retail businesses carried on, but also that London is the largest manufacturing city in the world, and that 12½ per cent. of the population is engaged in factories or workshops, I think you will agree that the point I have made is at any rate worthy of consideration.

This argument clearly must not be held to justify the ever-increasing amounts which are exacted from the ratepayers towards the cost of services more national than local in their character.

I cannot help feeling that London is now suffering from a want of the activity formerly shown in providing new thoroughfares, and improving old ones to cope with the necessities of traffic and commerce. The corn and coal dues in former days provided the means of carrying out these enormous and much needed improvements, but these were given up, as I think foolishly, and were it not for the resources of the Bridge House Estates I doubt whether London would have any chance of being provided with the new bridge, which we have been promised and which is so much needed.

The spirit of parsimony, which is not true economy, puts off from year to year the work which is so necessary if London is to keep pace with the requirements of the people, and the interminable wranglings between the boroughs and the County Council as to what are local and

what county improvements never come to an end. The widenings of the Strand and of Piccadilly promise to take another twenty years. Waterloo Bridge is incapable of carrying the traffic, and the new streets and traffic regulations suggested by the Royal Commission or the Board of Trade seem to serve no better purpose than to provide the material for a few newspaper articles.

May I say here how desirable I think it would be if some procedure could be devised for acquiring compulsorily properties required for widening and similar improvements other than under the antiquated provisions of a section in Michael Angelo Taylor's Act. The rights of both parties need to be more clearly defined than they are under that statute, and the owner of a Naboth's vineyard should feel secure that it may not be wrested from him by a rich and unscrupulous neighbour, who is able by some means or other to induce the authorities to put the Act into force.

Before abandoning the fascinating pursuit of delving among figures, and attempting to deduce correctly the lessons to be learnt from them, I may perhaps be allowed to lay before you two more short tables, the first showing the increase in the population of that greater London which is comprised within the City of London and the Metropolitan Police Districts, and the second giving the figures for the Home Counties.

GREATER LONDON.

	1871.	1881.	1891.	1901.	1911.
Administrative County of London	3,261,396	3,830,297	4,227,954	4,536,267	4,522,961
Outer Ring	624,245	936,364	1,405,852	2,045,135	2,730,002
Greater London ..	3,885,641	4,766,661	5,633,806	6,581,402	7,252,963

HOME COUNTIES.

	1891.	1901.	1911.
Middlesex	543,223	792,476	1,126,694
Essex	783,374	1,083,998	1,351,102
Kent	830,390	961,139	1,045,661
Surrey	521,844	653,661	845,544
Sussex	547,631	602,255	663,416
	3,226,462	4,093,529	5,032,417

These figures would seem to corroborate the views I have endeavoured to place before you. The vast increases shown can only be attributed to proximity to London and its importance as a centre of trade, finance, and amusement.

I should like here to express my obligation to Mr. J. Calvert Spensley, the statistical officer of the London County Council, and to the representatives of the municipal authorities and business concerns for the assistance they have so freely and courteously given in supplying and checking the data on which I have relied in writing this Paper.

From the discussion of rateable values and the different classes of persons who pay rates it is but a short step to consider methods of assessment, and no apology therefore seems necessary for allotting a few paragraphs of my Address to that subject.

At any time during the past generation suggestions in favour of an alteration in our method of assessment have not been infrequent. A Royal Commission has sat upon the subject; learned majority and minority reports have been published, and apparently have proved mutually destructive. At any rate no Government

since their issue ten years ago has made an effective attempt to deal with this important but intricate subject.

When this matter is taken in hand I think it would also be desirable to substitute a different tribunal of appeal to that which now exists. The affliction of paying rates is only mitigated if the sufferer is able to assure himself that he is bearing a fair share with his neighbours, according to the true rental value of the premises which he occupies, and that he has not been saddled with charges which they ought to bear. In some cases it is not easy to arrive at the right amount; only by weighing the views and opinions of trained surveyors, who have a knowledge of the matters in dispute, can a just conclusion be arrived at. To appreciate the importance of their arguments, and to understand their methods of calculation, a court is needed which is both trained and experienced in the work.

In this connection I should like to add my opinion that small and poor properties are usually rated more nearly up to their full annual value than larger and more valuable ones. There are many reasons for this. First of all the poor being poor are unable to appeal against their assessments; secondly, these properties being so much more numerous their true annual value is more accurately estimated; and thirdly, rich owners are able to have their cases put eloquently forward, and thus to secure a sympathetic hearing from their judges, who indeed are probably anxious to retain in London, as long as possible, the first class of ratepayer to which I have previously alluded.

There is, all are aware, a large body of people who think that capital value rather than rental value should form the basis. There are others who think that land

only should be taxed, and yet again others who would collect rates in respect of empty premises. In New York, I believe, furniture and works of art are laid under contribution, and in Berlin, so far as I have been able to follow the rather obscure problem, the municipal authorities issue a demand note which is to all intents and purposes a replica of that sent in for income tax by the imperial authorities.

Reviewing these in detail, so far as my own experience goes, I think the immediate rental value is a more satisfactory basis for assessment than a problematical capital value. A tax which is based upon income also appears to me to be more satisfactory than one that is based upon capital, if only on account of the fact that an annual tax based upon a capital value bears a fictitious appearance of moderation which is not borne out when we remember that, on a 4 per cent. table, one must multiply it by 25 to ascertain how it would compare with an income tax of a similar amount in the pound; for example, the Chancellor of the Exchequer's seemingly restrained tax of one halfpenny in the pound upon undeveloped land equals, at 4 per cent., an income tax of 1*s.* 0½*d.* in the pound. Then, again, if we consider what all rating authorities must look upon as a supreme desirability, viz., that every ratepayer should feel his assessment to be on all fours with those of his neighbours, we must again prefer rental value as a basis, for upon it it is possible to form the most accurate judgment as to value.

I am unable to concede the claims of those who would rate the land only. It opens the door to a large number of imaginary values which may have no basis of fact, and suggests that the present users have no regard to its economic value. I agree, however, that the rate-

payers have a grievance in some cases where the land is put to some altogether unworthy use (using the word "unworthy" in a commercial sense), and I do not think it would be unfair if the law were so altered that the authorities should be allowed as an alternative to assess the land only, disregarding the structures upon it.

Although the idea of collecting rates in respect of empty houses has a certain fascination, I think the municipal authorities must deny themselves the pleasure and trouble of doing so, for there is little doubt that the ultimate result would be the lowering of values in consequence of the added liability, and a disinclination on the part of speculators and builders to invest their money in future in a security which is already none too profitable. Such a result could not but prove detrimental to the interests of the ratepayers as a body, and also to those who might be looked upon as the potential occupants of the structures which might in more favourable circumstances have been built.

We are, perhaps, hardly yet educated up to the New York level of rating personalty, and however desirous I may be of advancing the welfare of my professional brethren in all branches of their work, I should hesitate to propose the establishment of such a large department as would be necessary for carrying out efficiently such a fundamental alteration in our law of rating.

In a foregoing paragraph I have shown that our present assessment practice in some cases does approximate to that of Berlin, namely, so far as the third class into which I have divided ratepayers is concerned, that class being rated largely on their profits. But I think we should be sorry to see the principle carried as far as it is in Berlin, where in some cases it has undoubtedly inflicted great hardships and can only be justified, as is

the case in that capital, on the grounds that both rental and sale values are never made public when transfers of land are made or premises are let, the particulars being kept secret and not known beyond the four walls of the offices of the lawyers concerned in the transactions.

I had thought at one time, when preparing this Address, of adding a few words of my experiences in London during this forty years of change, a period which practically covers the length of my professional life, but this Paper already extends to its full limit, and I am unwilling to distract your attention from the problems which I have set before you. But in conclusion may I address a few words to the younger Members more particularly. We have seen the continued growth of our Institution, and have noted with satisfaction the improved status and prosperity of its Members, but these results must not be attributed to our energies having been devoted primarily to The Institution or to our own well-being. They are the inevitable consequence rather of a single-minded devotion to the interests of the clients whom we have the honour to serve, and I believe that, if we keep this object as clearly before us in the future as in the past, we may leave The Institution and its Members in the sure trust that their prosperity will not wane.

APPENDIX.

Analysis of Rateable Values of City of London and Metropolitan Boroughs for Quinquennial Intervals—1871 to 1911 *(from Statistical Abstract for London).*

Name.	Year.	Rateable Value to nearest Thousand.	Increase during Quinquennium.	Percentage Increase during Quinquennium.
		£	£	
City of London ...	1871	2,534,000	—	—
	1876	2,995,000	461,000	18·2
	1881	3,479,000	484,000	16·2
	1886	3,777,000	298,000	8·5
	1891	4,084,000	307,000	8·1
	1896	4,160,000	76,000	1·9
	1901	4,858,000	698,000	16·8
	1906	5,286,000	428,000	8·8
	1911	5,672,000	386,000	7·3
Battersea	1871	257,000	—	—
	1876	334,000	77,000	30·0
	1881	486,000	152,000	45·5
	1886	632,000	146,000	30·0
	1891	759,000	127,000	20·1
	1896	860,000	101,000	13·3
	1901	996,872	136,872	15·9
	1906	1,056,000	59,128	5 9
	1911	1,014,000	−42,000	−4·1
Bermondsey	1871	576,000	—	—
	1876	734,000	158,000	27·4
	1881	775,000	41,000	5·6
	1886	799,000	24,000	3·1
	1891	821,000	22,000	2·8
	1896	844,000	23,000	2·8
	1901	900,000	56,000	6·6
	1906	941,000	41,000	4·6
	1911	920,000	−21,000	−2·3

Name.	Year.	Rateable Value to nearest Thousand.	Increase during Quinquennium.	Percentage of Increase during Quinquennium.
		£	£	
Bethnal Green ...	1871	271,000	—	—
	1876	317,000	46,000	17·0
	1881	358,000		12·9
	1886	399,000	41,000	11·5
	1891	426,000	27,000	6·8
	1896	450,000	24,000	5·6
	1901	517,000	67,000	14·9
	1906	548,000	31,000	6·0
	1911	535,000	-13,000	-2·4
Camberwell	1871	477,000	—	—
	1876	562,000	85,000	17·8
	1881	803,000	241,000	42·9
	1886	987,000	184,000	22·9
	1891	1,034,000	47,000	4·8
	1896	1,143,000	109,000	10·5
	1901	1,255,000	112,000	9·8
	1906	1,355,000	100,000	8·0
	1911	1,361,000	6,000	·4
Chelsea	1871	342,000	—	—
	1876	352,000	10,000	2·9
	1881	465,000	113,000	32·1
	1886	589,000	124,000	26·7
	1891	690,000	101,000	17·1
	1896	778,000	88,000	12·8
	1901*	799,000	21,000	2·7
	1906	887,000	88,000	11·0
	1911	902,000	15,000	1·7
Deptford	1871	212,000	—	—
	1876	248,000	36,000	17·0
	1881	369,000	121,000	48·8
	1886	429,000	60,000	16·3
	1891	481,000	52,000	12·1
	1896	524,000	43,000	8·9
	1901	591,000	67,000	12·8
	1906	635,000	44,000	7·4
	1911	641,000	6,000	·9
Finsbury	1871	527,000	—	—
	1876	587,000	60,000	11·4
	1881	673,000	86,000	14·7
	1886	705,000	32,000	4·8
	1891	750,000	45,000	6·4
	1896	823,000	73,000	9·7
	1901	951,000	128,000	15·6
	1906	1,012,000	61,000	6·4
	1911	1,011,000	-1,000	-·09

* Kensal Town transferred to Paddington and Kensington in 1900.

Name.	Year.	Rateable Value to nearest Thousand.	Increase during Quinquennium.	Percentage of Increase during Quinquennium.
		£	£	
Fulham	1871	99,000	—	—
	1876	119,000	20,000	20·2
	1881	190,000	71,000	59·7
	1886	337,000	147,000	77·4
	1891	427,000	90,000	26·7
	1896	560,000	133,000	31·1
	1901	739,000	179,000	32·0
	1906	881,000	142,000	19·2
	1911	894,000	13,000	1·5
Greenwich	1871	252,000	—	—
	1876	284,000	32,000	12·7
	1881	343,000	59,000	20·8
	1886	394,000	51,000	14·9
	1891	434,000	40,000	10·2
	1896	478,000	44,000	10·1
	1901	568,000	90,000	18·8
	1906	638,000	70,000	12·3
	1911	694,000	56,000	8·8
Hackney	1871	507,000	—	—
	1876	617,000	110,000	21·7
	1881	798,000	181,000	29·3
	1886	917,000	119,000	14·9
	1891	963,000	46,000	5·0
	1896	1,055,000	92,000	9·6
	1901	1,158,000	103,000	9·8
	1906	1,213,000	55,000	4·7
	1911	1,215,000	2,000	·2
Hammersmith ...	1871	182,000	—	—
	1876	232,000	50,000	27·5
	1881	356,000	124,000	53·4
	1886	482,000	126,000	35·4
	1891	538,000	56,000	11·6
	1896	586,000	48,000	8·9
	1901	666,000	80,000	13·7
	1906	797,000	131,000	19·7
	1911	878,000	81,000	10·2
Hampstead	1871	264,000	—	—
	1876	336,000	72,000	27·3
	1881	417,000	81,000	24·1
	1886	561,000	144,000	34·5
	1891	670,000	109,000	19·4
	1896	787,000	117,000	17·5
	1901	939,000	152,000	19·3
	1906	1,067,000	128,000	13·6
	1911	1,095,000	28,000	2·6

Name.	Year.	Rateable Value to nearest Thousand.	Increase during Quin quennium.	Percentage of Increase during Quin-quennium.
		£	£	
Holborn	1871	534,000	—	—
	1876	543,000	9,000	1·7
	1881	642,000	99,000	18·2
	1886	708,000	66,000	10·3
	1891	766,000	58,000	8·2
	1896	808,000	42,000	5·5
	1901	912,000	104,000	12·9
	1906	1,034,000	122,000	13·4
	1911	1,103,000	69,000	6·7
Islington	1871	984,000	—	—
	1876	1,158,000	174,000	17·7
	1881	1,448,000	290,000	25·0
	1886	1,607,000	159,000	11·0
	1891	1,659,000	52,000	3·2
	1896	1,771,000	112,000	6·8
	1901	1,904,000	133,000	7·5
	1906	1,929,000	25,000	1·3
	1911	1,914,000	−15,000	−·8
Kensington	1871	936,000	—	—
	1876	1,272,000	336,000	35·9
	1881	1,648,000	376,000	29·6
	1886	1,834,000	186,000	11·3
	1891	1,998,000	164,000	9·0
	1896	2,070,000	72,000	3·6
	1901	2,216,000	146,000	7·1
	1906	2,359,000	143,000	6·5
	1911	2,390,000	31,000	1·3
Lambeth	1871	919,000	—	—
	1876	1,037,000	118,000	12·8
	1881	1,286,000	249,000	24·0
	1886	1,464,000	178,000	13·8
	1891	1,530,000	66,000	4·5
	1896	1,671,000	141,000	9·2
	1901	1,858,000	187,000	11·2
	1906	1,946,000	88,000	4·7
	1911	1,907,000	−39,000	−2·0
Lewisham	1871	267,000	—	—
	1876	324,000	57,000	21·3
	1881	376,000	52,000	16·0
	1886	451,000	75,000	19·9
	1891	487,000	36,000	8·0
	1896	539,000	52,000	10·7
	1901	841,000	302,000	56·0
	1906	1,032,000	191,000	22·7
	1911	1,095,000	63,000	6·1

Name.	Year.	Rateable Value to nearest Thousand.	Increase during Quinquennium.	Percentage of Increase during Quinquennium.
		£	£	
Paddington	1871	955,000	—	—
	1876	1,092,000	137,000	14·4
	1881	1,215,000	123,000	11·2
	1886	1,276,000	61,000	5·0
	1891	1,326,000	50,000	3·9
	1896	1,329,000	3,000	·2
	1901*	1,453,000*	124,000	9·3
	1906	1,546,000	93,000	6·4
	1911	1,532,000	−14,000	−·9
Poplar	1871	448,000	—	—
	1876	566,000	118,000	26·3
	1881	671,000	105,000	18·6
	1886	712,000	41,000	6·1
	1891	681,000	31,000	4·6
	1896	733,000	52,000	7·6
	1901	781,000	48,000	6·5
	1906	837,000	56,000	7·2
	1911	810,000	−27,000	−3·3
St. Marylebone ...	1871	1,159,000	—	—
	1876	1,305,000	146,000	12·6
	1881	1,387,000	82,000	6·3
	1886	1,424,000	37,000	2·7
	1891	1,510,000	82,000	5·7
	1896	1,602,000	92,000	6·1
	1901	1,679,000	77,000	4·8
	1906	1,904,000	225,000	13·4
	1911	2,078,000	174,000	9·1
St. Pancras	1871	1,150,000	—	—
	1876	1,300,000	150,000	13·0
	1881	1,472,000	172,000	13·2
	1886	1,509,000	37,000	2·5
	1891	1,590,000	81,000	5·4
	1896	1,648,000	58,000	3·6
	1901	1,798,000	150,000	9·1
	1906	1,791,000	− 7,000	−·38
	1911	1,782,000	− 9,000	−·5
Shoreditch	1871	441,000	—	—
	1876	491,000	50,000	11·3
	1881	580,000	89,000	18·1
	1886	651,000	71,000	12·2
	1891	679,000	28,000	4·3
	1896	691,000	12,000	1·8
	1901	767,000	76,000	11·0
	1906	801,000	34,000	4·4
	1911	763,000	− 38,000	−4·9

* Including the Rateable Value of the Queen's Park Ward, transferred from Chelsea to Paddington, by the operation of the London Government Act.

Name.	Year.	Rateable Value to nearest Thousand.	Increase during Quinquennium.	Percentage of Increase during Quinquennium.
		£	£	
Southwark	1871	725,000	—	—
	1876	838,000	113,000	15·6
	1881	940,000	102,000	12·2
	1886	1,037,000	97,000	10·3
	1891	1,076,000	39,000	3·8
	1896	1,126,000	50,000	4·6
	1901	1,234,000	108,000	9·6
	1906	1,290,000	56,000	4·5
	1911	1,268,000	− 22,000	−1·7
Stepney	1871	993,000	—	—
	1876	1,090,000	97,000	9·8
	1881	1,193,000	103,000	9·4
	1886	1,209,000	16,000	1·3
	1891	1,242,000	33,000	2·7
	1896	1,327,000	85,000	6·8
	1901	1,391,000	64,000	4·8
	1906	1,496,000	105,000	7·5
	1911	1,508,000	12,000	·8
Stoke Newington ...	1871	72,000	—	—
	1876	93,000	21,000	29·2
	1881	144,000	51,000	54·8
	1886	174,000	30,000	20·8
	1891	192,000	18,000	10·3
	1896	209,000	17,000	8·9
	1901	341,000	132,000	63·2
	1906	353,000	12,000	3·5
	1911	339,000	−14,000	−4·1
Wandsworth... ...	1871	438,000	—	—
	1876	543,000	105,000	24·2
	1881	697,000	153,000	28·1
	1886	880,000	183,000	26·3
	1891	1,054,000	174,000	19·9
	1896	1,240,000	186,000	17·6
	1901	1,520,000	280,000	22·5
	1906	1,934,000	414,000	27·2
	1911	2,126,000	192,000	9·9
City of Westminster	1871	3,037,000	—	—
	1876	3,318,000	281,000	9·3
	1881	3,818,000	500,000	15·1
	1886	4,112,000	294,000	7·7
	1891	4,396,000	284,000	6·9
	1896	4,853,000	457,000	10·4
	1901	5,393,000	540,000	11·1
	1906	5,963,000	570,000	10·6
	1911	6,423,000	460,000	7·7

Name.	Year.	Rateable Value to nearest Thousand.	Increase during Quinquennium.	Percentage of Increase during Quinquennium.
		£	£	
Woolwich	1871	182,000	—	—
	1876	231,000	49,000	26·9
	1881	315,000	84,000	36·4
	1886	360,000	45,000	14·3
	1891	437,000	77,000	21·4
	1896	516,000	79,000	18·1
	1901	623,000	107,000	20·7
	1906	766,000	143,000	23·0
	1911	794,000	28,000	3·7
TOTAL	1871	19,963,000	—	—
	1876	23,240,000	3,277,000	16·4
	1881	27,629,000	4,389,000	18·9
	1886	30,717,000	3,088,000	11·2
	1891	33,005,000	2,288,000	7·4
	1896	35,794,000	2,789,000	8·5
	1901	39,644,000	3,850,000	10·8
	1906	43,324,000	3,680,000	9·3
	1911	44,677,000	1,353,000	3·1

The Hon. E. G. STRUTT (Vice-President) said it was his privilege and duty to move a vote of thanks to the President for the very valuable and interesting Address he had given them that evening. It was generally understood that the President's Address should not be discussed, and in the present case no criticism was possible, and if one said anything it could only be praise. They had had many excellent Addresses in the past from the Presidential Chair, and the present one was fully up to their high standard.

What the President had told them about the growth of the assessable value of property in London had given them cause for hard thinking, and they would all appreciate and sympathise with the words which had fallen from the President on the subject of those Members of the profession who were engaged in the somewhat intricate work of valuing under the Finance Act.

He asked them to pass a hearty vote of thanks to the President for the very able Address he had given.

Mr. JOHN WILLMOT (Member of Council) said it had fallen to his lot as the junior member of the Council to be allowed to second the vote of thanks to the President for the excellent Address to which they had all listened with the greatest interest. The Address contained a mass of most interesting and useful information and deserved very careful consideration.

As representing the country members on the Council he would like to assure the President that he might rely upon them to support him in everything he might do to further the work of their great Institution during his year of office. He had much pleasure in seconding the vote of thanks.

Mr. Lewis Coward, K.C. (Associate) said he had been asked as an Associate of The Institution, and therefore as one who found himself in the same galley that night with the Lord Chief Justice, to add a few words in praise of the delightful Address that had been delivered.

He thought it was a matter for great congratulation to The Institution that their President should be a member of the House of Commons, because he saw in looking through the Address that he had put his finger upon a very serious question which was deserving of the serious consideration of all. The President had been enabled to do that by sitting on what was called the Local Legislation Committee, where he (the speaker) had had the honour of appearing before him on more than one occasion. On those occasions he regretted to say the President had consistently and persistently rejected every Bill that he had had the honour of promoting, and had consistently and persistently passed every Bill that he had the honour to oppose.

Speaking however without the robe, he might tell them that in his private capacity he had always attempted to put a stop to interference with the provisions of the Lands Clauses Act, but without success. The question was a very serious one, the more so because, when those clauses were brought forward in Bills, it very often happened that there was no opponent whatever, and a clause inserted in that way into a Bill formed a very serious precedent. Had it not been for the strenuous attitude of the Home Office, which very properly put forward the other side of the question, it was impossible to say what might have happened if the President had not been sitting on that committee.

A suggestion was made in the Paper that the time had arrived when some action should be taken, and that a tribunal should be formed consisting of a member of the legal profession, a Fellow of The Surveyors' Institution, and a nominee of the Board of Trade. Up to the present the Board of Trade had not really had their attention called to the attempts to interfere with the Lands Clauses Act, because those attempts had only as yet appeared in Bills promoted by local authorities. As yet the railway companies had not had the audacity to attempt such an interference as the local authorities had proposed. He merely suggested to the President that it might be a matter for consideration whether the Home Office ought not to be included instead of the Board of Trade.

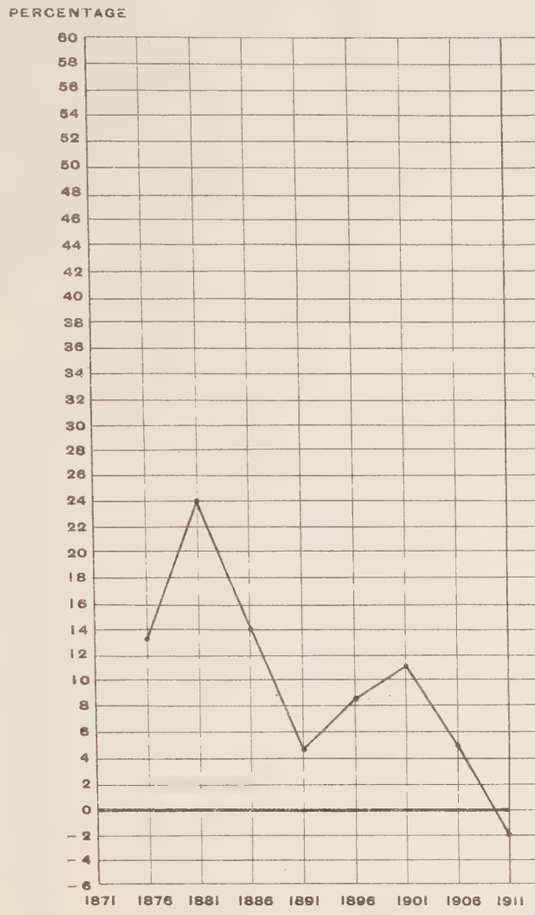
When once those clauses found their way into an Act of Parliament he did not think, knowing the arduous moments and the anxious times through which the railway companies were now passing, they would have to wait very long before a similar attempt was made on their part to deprive a landowner of that to which the law had said for sixty years he was entitled. In the latter case the Board of Trade ought also to be included in the tribunal.

The vote of thanks having been put to the Meeting and carried unanimously,

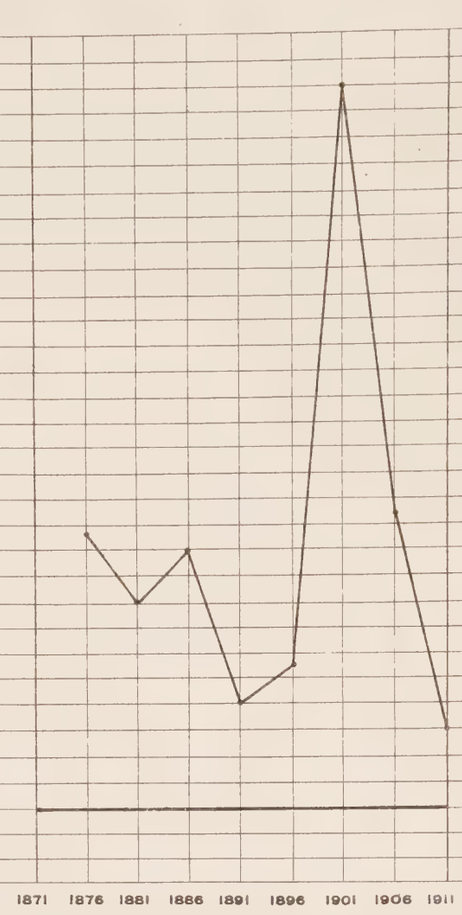
The PRESIDENT expressed his thanks, and the Meeting then adjourned.

PERCENTAGES OF INCREASE IN THE RATEABLE

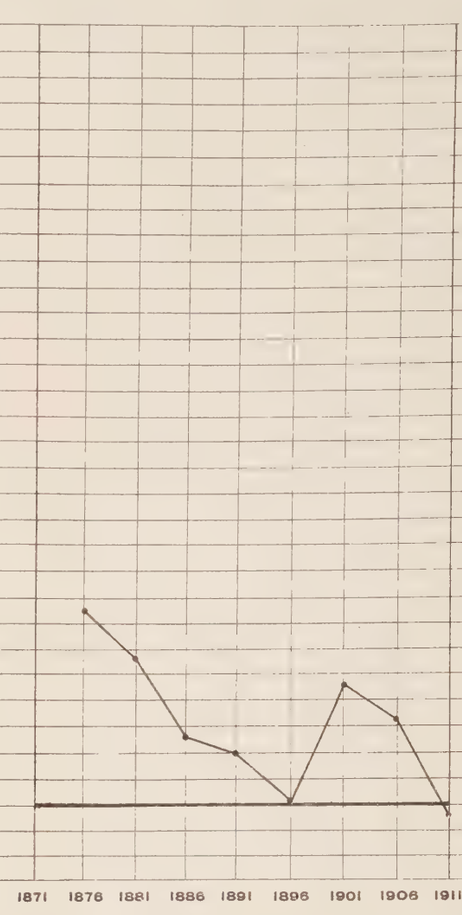
LAMBETH



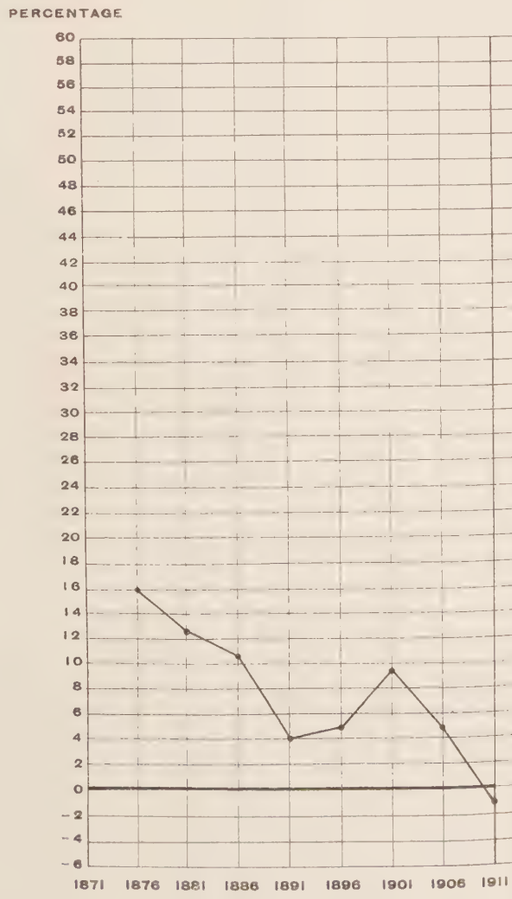
LEWISHAM



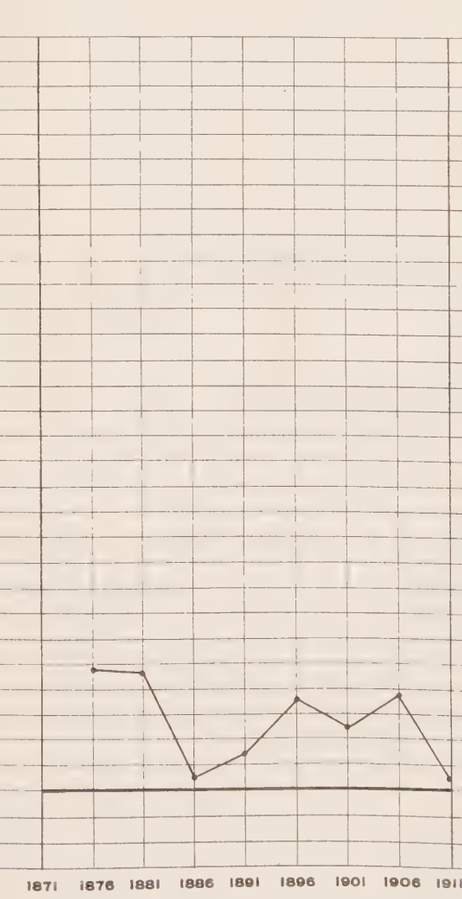
PADDINGTON



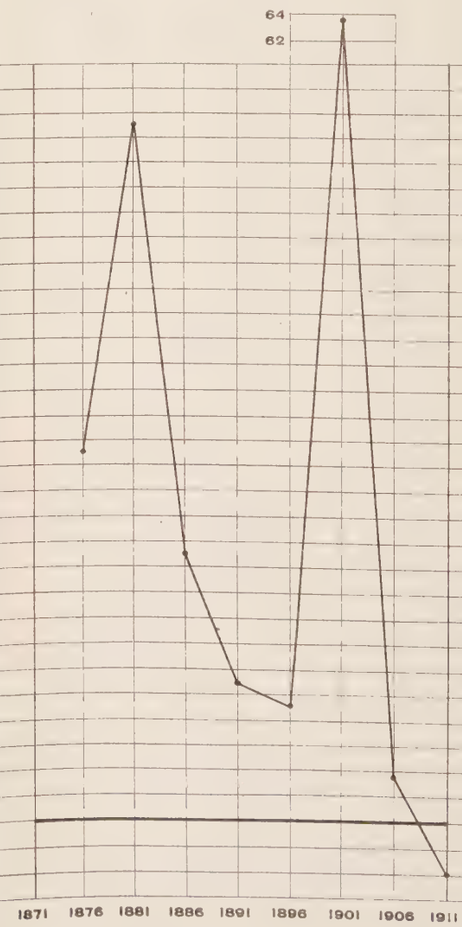
SOUTHWARK



STEPNEY



STOKE NEWINGTON



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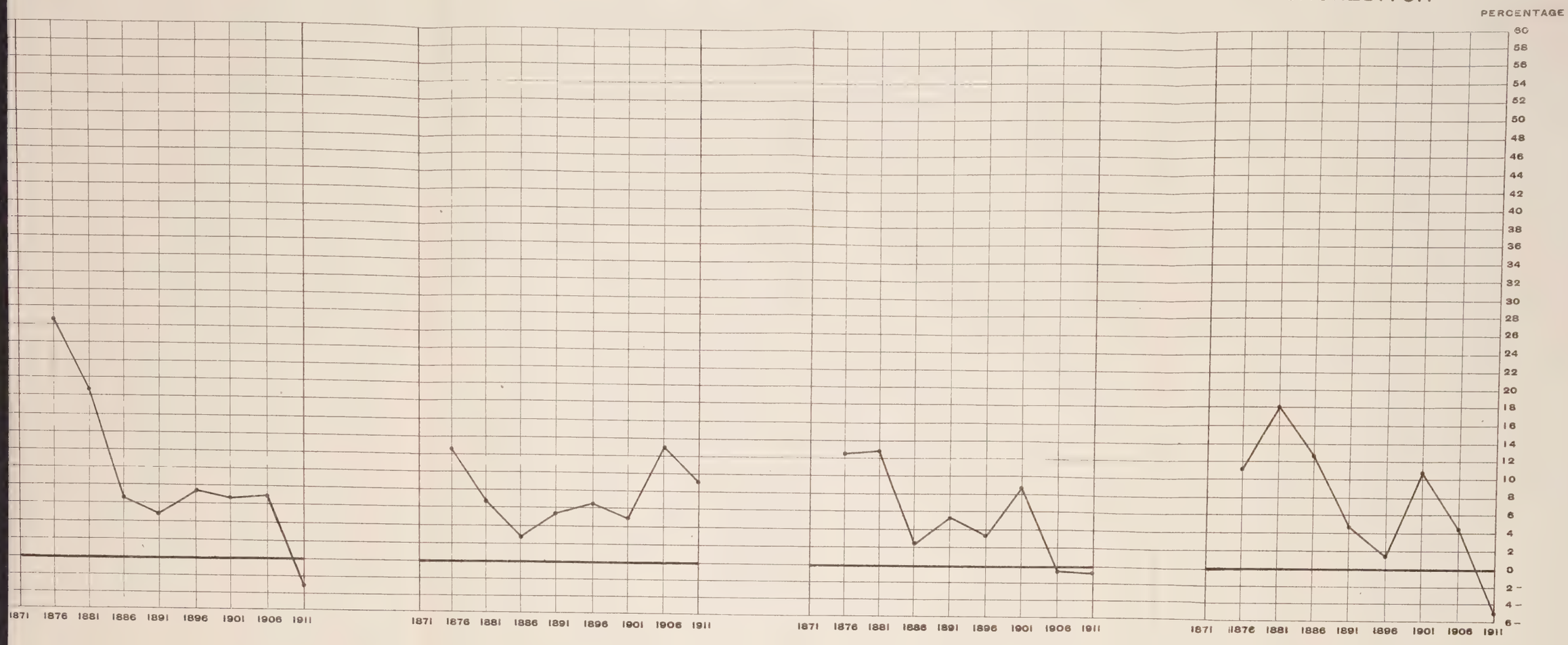
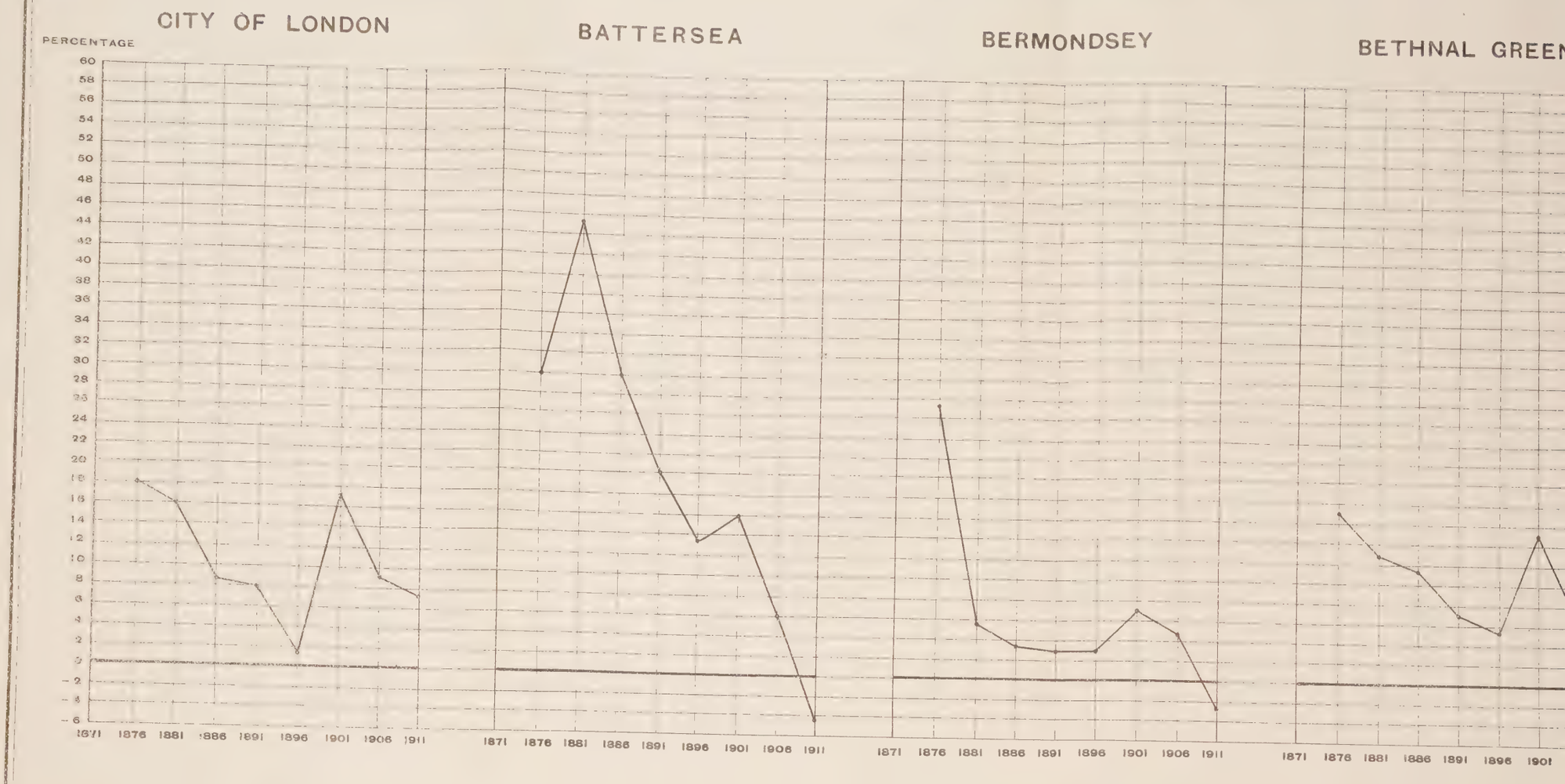
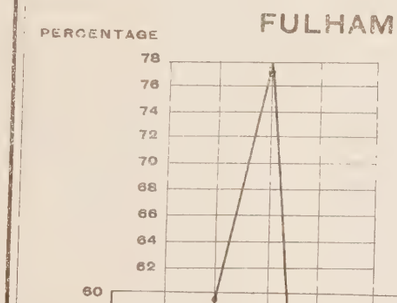
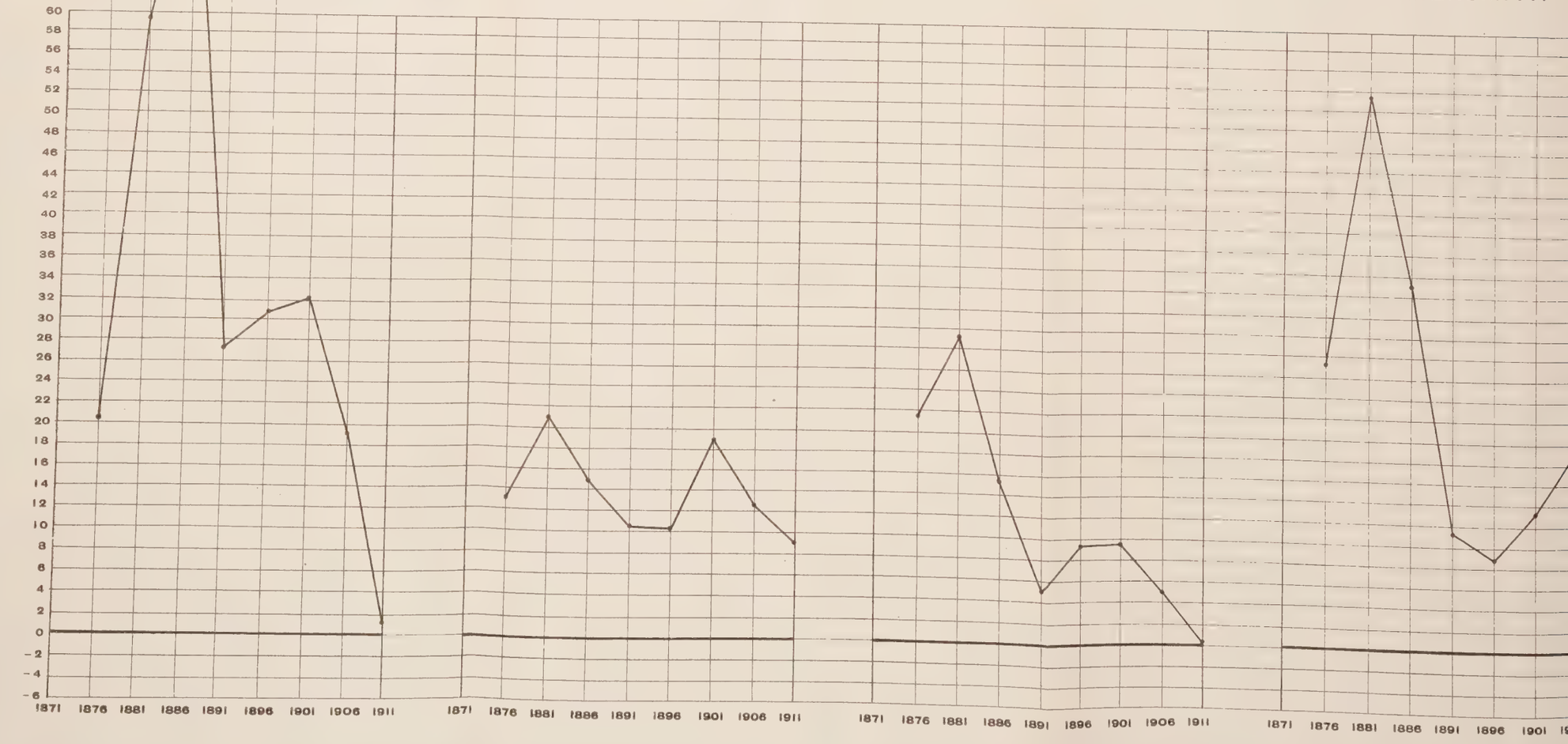
VALUE IN THE METROPOLITAN BOROUGHS SHEWN BY CURVES



PERCENTAGES OF INCREASE IN THE RATEABLE VA







C. F. KELL & SO

No. 570.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, 27th November, 1911.

W. Edgar Horne, M.P. (President) in the Chair.

The adjourned discussion on the Paper read at the Ordinary General Meeting on the 8th May, 1911, by J. J. Done (Fellow), entitled "The Development of Building Land," was resumed by

Mr. W. T. Creswell (Fellow), who said that some months had now elapsed since he moved the adjournment of the discussion, and therefore to some extent they were at a disadvantage, as unless Members had recently re-read the Paper the subject would naturally not be so fresh in their minds as in the case of a discussion following a Paper and completed at one sitting. Both the Paper, which was an admirable *resumé* of the mode of carrying out work in connection with the development of building estates, and the remarks of the speakers at the Meeting in May would, however, well bear re-reading.

When the adjournment was moved the author had said that he was grateful for the opportunity given him of seeing the matter in print, thereby enabling him to

reply at length, because on that occasion although he made many notes he was unable to read them. The long delay had therefore one advantage in that they were sure of a good reply from Mr. Done.

He did not know whether he was in order, but he thought it wise, seeing so many months had passed, just to remind Members of some of the points that were raised by the proposer of the vote of thanks and the subsequent speakers. Sir Alexander Stenning said that the advice in the Paper was most useful. He advocated the freeholder keeping control over his land by lease. He was not adverse to culs-de-sac, and said "keep on "good terms with the local surveyors." He also said that the Finance Act assumed that there was an exceptional profit in land, which was not the case. Mr. Harold E. Moore said that the amount allowed for roads, namely, £300, was insufficient, and that generally speaking because of taxation building had been retarded. Mr. Tuckett said that the best estates had been developed by private individuals, and pointed out that mortgages could not be raised on leasehold interests because of inflated ground rents, and that garden cities were not so superior as was sometimes imagined. Mr. Freyberg said that overcrowding would have to be stopped, and Mr. Lovegrove spoke of chapels being converted into cinematograph shows. Mr. Rees said that he had never heard of damp courses for garden walls, and Mr. Edmund Howard considered a free conveyance a delusion and a snare.

In a measure he thought the author was to be commended for his pluck in bringing forward such a Paper, and had been surprised that the Council had seen fit to allot a further night to the discussion, especially at a time when a state of nervousness existed in connec-

tion with property. In view of various Acts that had been passed, it seemed to him that they could probably be more profitably employed in discussing the development of taxation in connection with the Finance Act, which was referred to in the Paper. They now knew that much work had been done with Forms IV. and VIII. that could not have been enforced. Owners must recognise that if they kept their land undeveloped they must pay for the luxury of so doing.

Reference had been made to the Town Planning Act, and there was not the slightest doubt that therein lay great possibilities; but although when the Act came into force nearly two years ago there were a great many who thought they were going to have a new heaven and a new earth, in effect really very little had been done. At the time Mr. Done's Paper was read he thought only four schemes had been approved by the Local Government Board after a great deal of bolstering up, and only that month the Local Government Board had presented a memorandum to Parliament in which they stated the present figures. Incidentally they had had to send round some of their officers canvassing for work under this particular Act, and even so they were now only able to show that they had given authority for eight town plans, in the majority of cases small ones; they had two before them at the present time; eleven authorities had given notice, and twenty-two proposals were under consideration, and they said that twenty-eight authorities were doing something in the matter. The local authority upon which he had the honour to serve was one of those named in the memorandum as doing something in the matter. Many of the local authorities would have nothing to do with the Act, which, they said, was full of difficulties.

Anent this he would say that they must not confuse garden cities with town planning. Garden cities had been mentioned by more than one speaker, and in his opinion they were departing from Mr. Ebenezer Howard's original idea, which was that of a self-contained town containing not only houses for all classes but also manufactories, so that the working man would be near his work and could if he desired go home for his mid-day meal, and in the same way could find employment for his children. In mere garden suburbs however at the present time the working man had himself to go and also had to send his child into London or the nearest town to work, and the consequent expenditure ran away with a great portion of his and the child's earnings. A good deal therefore that had gone on in connection with the garden city movement was, if he might use an expression that he thought they would recognise, what one might call five-per-cent. philanthropy; they were really nothing more nor less than trusts. He was one of those people who thought that outside garden cities there had been as good development done as in them, and in some respects better and as cheap. One speaker, as he had pointed out, said that in the main they had to thank private owners for what development had taken place.

The reference on page 482 of Mr. Done's Paper with regard to chapels was really so rich that he could not resist sending the extract to some of his Nonconformist friends. He would refer Members to the Paper for that extract, where it stated that however much members of the chapel might advocate the erection of places of worship they were not very keen to live in the immediate neighbourhood of such chapels when built.

He quite agreed with what had been said on the

question of freeholds *versus* leaseholds, because everybody knew that when they were dealing with freehold property there was always the risk that restrictions would not be kept in the future, whereas with leasehold property they could always have some control.

He had often thought that speculating builders would be well advised if sometimes they would spend a few more pounds in obtaining some decent designs, and instruct somebody to advise them in that respect instead of repeating over and over again one stock design.

On page 484 some reference was made to surveying. In his opinion very little surveying was done in England at the present time, it was becoming a lost art, and such remarks on plans as "all measurements are "approximate" were of too frequent occurrence. It would be a good thing if the laity could feel that the measurements could be relied upon.

He had often considered that owners of unripe building land would be well advised if they let such land to allotment holders, provided they safeguarded themselves by making quite sure that they would be able to get possession when the time for building arrived.

Reference was made on page 485 to persons encroaching on land. That statement was quite true, but ordinary private individuals were not the only offenders, and, speaking with some knowledge of the fact, he could say that local authorities were very apt to encroach on private owners' land if they were not watched, especially at the side of streets. Local authorities were naturally always endeavouring to make the streets somewhat wider.

Keeping on good terms with the local authority was advocated in the Paper, and one thing was certain,

that in all future questions of development the Town Planning Act would have to be taken into account and co-operation with the local authority would be a necessity.

Although there might be differences of opinion as to the value of the town planning section of the Act, there could be no doubt as to the value of Part I. in connection with slum property. At the present moment those who were connected with local authorities knew that they were endeavouring to get in quite a big return by the end of the year under the first part of this particular Act, and were making surveys of property with a view to putting the property in a sanitary condition, the Local Government Board having called for returns thereon.

On page 487 reference was made to the difficulty of determining when a street became a street. He did not know that that was found particularly difficult in London under the London Building Act, but elsewhere, as stated in the Paper, it was a question of fact for the magistrates. There were, however, plenty of cases bearing on the question as to whether putting up one or more houses on either side constituted a street. Although he admitted it was a question of fact for the magistrates, he thought so much depended upon the intentions of the person putting up the property.

The Paper advocated the relaxation of the stringency of some of the local authorities' by-laws, and in regard to that he thought he could not do better than quote a well-known authority, the Architect of the London County Council, who said that if they went lower than the present model by-laws they would eventually get to the police station; therefore he would not suggest

in any way departing from the existing by-laws, especially as to buildings.

Road-making was passed over somewhat lightly in the Paper. It was always difficult to decide whether one should make up the roads in the first instance, but he would point out that there was now a new Act in force of which local authorities were taking advantage. They knew that on many building estates the roads, before they were taken over, got into such a bad state that they were likely to bring about an accident, and, in fact, accidents had occurred in such streets. The Act he referred to was the Public Health Act Amendment Act, 1907, which empowered local authorities to require even private streets to be made safe, so that unless they were well constructed in the first instance the local authority could condemn them as dangerous, and insist on their being re-made. As a set-off against this the Act gave power to the owners on either side, where the Private Streets Works Act, 1892, was in force, to require the local authority to take it over, and so it became a street repairable by the inhabitants at large. In such cases from the owners' point of view the cost should be incurred once and for all, so that the street would pass out of the adjoining owners' hands and be repairable by the inhabitants at large.

In conclusion he would like to make one further observation with regard to the question of culs-de-sac. In a case he was in some time ago Mr. Justice Darling asked if a cul-de-sac was a modest attempt to create a place where people should not be annoyed by motors. He was very glad to have had an opportunity of adding his support to the resolution of thanks to the author of the Paper which had been passed.

BIBL. LONDIN.

The Secretary then read the following communication from Mr. C. H. BEDELLS (Fellow) :—

As I seconded the motion for the adjournment of the discussion on Mr. Done's excellent Paper, read on the 8th May last, and as it is impossible for me to attend the adjourned Meeting to-night owing to an engagement in connection with which I have official responsibility, I send a few notes which if you think fit might be read to the Meeting.

I share Mr. Done's doubt as to whether improvements in one direction in recent legislation may not be counterbalanced by material disadvantages in others. For example, the facilities given by the Housing and Town Planning Act will no doubt lead to the laying out of estates to the best public advantage by securing through communication across land of adjoining owners, the impossibility of obtaining which on reasonable terms has so often hampered the proper laying out of building estates, but on the other hand the tendency to press land into the market prematurely by the imposition of taxation upon it in its undeveloped condition may have quite as serious an effect in another direction.

With regard to land awaiting development, to Mr. Done's list of matters against which it is necessary to keep a sharp look-out may be added the dumping of unsatisfactory material upon the land, the user of paths which may become rights of way, and the surreptitious widening of genuine rights of way. Mr. Done, on page 486, says that it is necessary to keep an eye upon the doings of local or borough authorities as to their schemes for main drainage, &c. It is also very desirable to keep an eye upon the various by-laws from time to time proposed by these authorities, otherwise clauses get in without protest which add greatly to

the cost of development of estates without necessarily corresponding advantages. For instance, the subsidence of a certain sewer in a clay district may be, and has been, made the pretext or reason for requiring all sewers thereafter constructed by persons developing land in the district to be surrounded by a considerable thickness of Portland cement concrete, while it is not unknown for local requirements to call for large pipes ventilating public sewers to be carried up the outsides of private houses at the expense of persons constructing the roads.

As to development itself, one satisfactory sign which I have observed in a good many directions is that speculating builders are paying very definite attention to æsthetic considerations, having become at last satisfied that a plan for the provision of dwellings with some taste and architectural character "has money in it." Recently, one builder told me that of the houses erected under his first building agreement he had only been able to sell three or four, and had been obliged to let the rest, but that in the case of his second take of land opposite the former, when the prospective occupiers saw the care which had been and was still being taken to secure nice-looking houses, finished in a style which appealed to a class of tenant who had been accustomed to refined surroundings, they were much more ready to purchase, and that as a matter of fact he had sold all the houses erected under his second building agreement. In this instance one of the matters which had specially been the subject of remark was the great gain in appearance of a row of comparatively small houses by the frontage lines of certain houses being set back so as to vary the lengths of the front gardens, &c. If this builder's experience repre-

sents the general experience I think there can be no doubt but that in the future there will be much more co-operation between the architect and the surveyor with regard to development of estates of any considerable magnitude.

One caution, however, may be suggested with reference to frontage lines not uniform, and that is, the surveyor will have to be careful to see whether there are any Acts or by-laws which would enable a local authority to define a line of frontage from buildings intentionally set back beyond what is intended to be the governing line, but which happen to have been commenced first.

The question of "dead ends," to adopt Mr. Done's phrase, has been considered, and I quite agree that in many cases there is no sufficient justification for their being prohibited, but another matter has not been referred to in the Paper, and that is the desirability or otherwise of the laying out of back passages. It is, no doubt, a great advantage to be able to have a back entrance to gardens for the purpose of carrying in manure, &c., but on the other hand, these passages become often very untidy, and are often quite inadequately lighted, and become a source of nuisance to a district. Probably the provisions of Town Planning Acts in the future, with regard to the number of houses permissible on an acre of land, are likely to result in the provision of sufficient frontage to building plots to allow of a side entrance, and I think there can be no doubt that in many cases the policy adopted of covering every foot of frontage by houses in rows, without any intermediate spaces, will prove to be an unsound financial policy in the long run, because such roads are unattractive, and will compare unfavourably with roads laid out

on more generous lines, where it is possible to get a glimpse of, say, a wood or other feature of scenery in between small blocks of houses.

As to the question of development of estates by sale or lease, there is no doubt whatever in my mind that in the past advantage to the parties themselves and to the community has been secured by the development of estates on a leasehold footing, but it is now a question whether it will not be necessary to deal with more land on the basis of sale, on the ground that freehold houses are more readily saleable, and it will probably be less difficult to obtain advances for the erection of buildings on freehold sites.

If this is so, it is a point worth consideration whether something cannot be done to secure effective control over land which has been sold. If the vendor retains no power to enforce, or has no sufficient interest in enforcing, the restrictive covenants under which individual purchasers acquired the land, might not a power properly be given to local authorities to take action on behalf of an aggrieved purchaser in cases where they are satisfied that the breach of stipulations, from the point of view of the general benefit, is sufficiently important to warrant their so doing.

With regard to the question of road-making, I am rather disposed to doubt whether *as a general principle* it can be said to be better to make the roads well in the first instance. It must, it seems to me, depend a good deal upon the quantum and effect of the extraordinary traffic upon the road during construction, and upon the attitude taken by the local authority and their surveyor with regard to the using in of material before the roads are taken over by such local authority. I fear that in many cases if owners construct their roads thoroughly

well and with thoroughly good material, with the idea that the formation road will be accepted by the local authority, they may find themselves disappointed after the extraordinary traffic involved in the carrying on of long-drawn-out building operations and the tipping or removal of surplus earth.

As to boundary fences, I think it is questionable whether it is desirable to make fences party-fences. I am disposed rather to think that it is best to give the sole responsibility for the upkeep of one side boundary fence to one lessee, and the next to his neighbour, as the covenant of maintenance is easier to enforce equitably.

The subject of the application of the Finance Act to the development of estates opens up a large range of questions into which I do not propose to enter; but one thing appears to be clear, that in all future development schemes very careful records should be kept of every item of expenditure, and particularly of any definite facts which can be ascertained as to the increase in value of land owing to expenditure thereon, say in the construction and dedication of roadways; that is in effect the turning of back land into land with building frontages.

I can easily imagine a case under which back land may be bought at a low rate per acre, and in consequence of construction of roads and their dedication by the owner of an adjacent estate having frontages on to a main thoroughfare, the land first referred to may become nearly, if not quite, equal in value to the land having such frontage. The expenditure upon and dedication of the land for such roads is a matter for which the owner is entitled to have full credit. A good many of the subjects of deduction in the Finance Act would appear to have no great importance in view of

the fact that their effect does not vary from time to time, but as regards additional value given to land by the construction and dedication of roads it seems to me that a good case can be made out for a proportional benefit arising from such expenditure increasing *pari passu* with increased value of land.

Mr. H. B. COUCHMAN (Fellow) said he desired to ask their indulgence if he happened to commit any breach of the ordinary etiquette observed on these occasions, because he had the disgraceful confession to make, that although he had been a Fellow for 25 years he had never attended an Ordinary General Meeting before.

It seemed to him that pretty nearly all that there was to be said with regard to the subject had already found expression, and it was, therefore, with some diffidence that he ventured to suggest that there was one further consideration which was worthy of their attention, namely, the question whether registration of title in the case of land which was ripening for building development was expedient or otherwise. It was because a rather exceptional experience in that connection had fallen to his lot that he ventured to detain them that evening. He thought they would agree with him that when a man set up in business or intended to set up in business as a retail trader, one of the first things he would do was to make such arrangements as would enable him to deliver his goods to his customers promptly, and at as little expense to himself as possible; and he suggested that the same sort of preparation was desirable in the case of a landowner who contemplated catering for the public requirements in the matter of small plots of land for building purposes. Imbued with that idea, the owner of one of the estates, with the

management of which he was concerned, some eight or ten years ago registered an absolute title to the whole of his property.

Since that time, during the last nine or ten years, he had sold and transferred directly to purchasers numerous plots of land of varying sizes at prices varying from as little as £3 up to about £2,000, without one penny of expense to the vendor; and in some cases, where the purchasers had sufficient reliance on themselves or confidence in him, without any expense to them either, beyond, of course, stamps and registration fees, which amounted to six shillings per cent.

He was well aware that one much more frequently heard the Land Registry and the system of registration of title condemned than praised; but he was speaking as one who had had ten years' practical experience of the working of that system, and he had told them what his experience had been with regard to the matter of expense.

The other important consideration, he took it, was the question of time—the question of delay or celerity. He was able to speak as one who was in a position to compare the working of the system of registration with the working of the old method of conveyancing, because he was constantly selling plots of land on other estates in other parts of the country, and he could only say that the records of his office told a plain tale, the unmistakable moral of which was that, from a vendor's point of view, registration of an absolute title to land which was ripening for building development was a sound business proposition, and he ventured to recommend it to the Members present and to others who happened to hold similiar positions to that which he occupied.

It had always been a matter of surprise to him that this question had received so little attention at the hands of Members of their Institution, because it seemed perfectly plain to him that if the system of registration of title received general acceptance, as it assuredly would, it must mean a large transference of responsibility from their friends the lawyers to their still nearer and dearer friends the members of their own profession.

There was one other point in the Paper to which he would like to refer. He desired to ask the author what authority there was for the statement he made on page 486, to the effect that the owner of the hedge also claimed the ditch for its whole width. That was entirely contrary to his experience. He had never heard of any authority for it whatever. He could only say that should any owner of land adjoining any of the estates with which he was concerned claim more than 4 feet from his hedge he would have a good deal to say to him. In conclusion he thanked the Chairman for giving him the opportunity of saying those few words.

Mr. W. H. Gaunt (Visitor) said he desired to thank them for the courtesy they had shown in asking him to speak. He came from that much misunderstood region, the Garden City, and he was sorry that before being ten minutes in The Surveyors' Institution that evening he should have heard the mistake made of assuming that there were several garden cities; there was only one. At present it was big enough to put all the garden suburbs inside it and have some room left. At the risk of delaying them one moment he would like to point out that one essential feature of a garden city was that it must be large enough not only to contain a town within it, but possess twice that

area around it, so that it would be a self-contained area in which the town within would have a considerable belt of country around it to form a lung, and to prevent the building up immediately around it of anything that might be detrimental. At Garden City they had 4,000 acres of land, but he would not describe that place further because it was not long since they had had Mr. Ebenezer Howard in that room giving them some information about it.

The effect of the garden suburbs which were springing up all around had been twofold. There was no doubt that in the immediate neighbourhood of London, competing with and following on something the same lines as Garden City, they had taken a certain number of people who would otherwise have gone to Letchworth; but it was questionable if that was a serious matter, because the number of people who must work in London, and who could live thirty-five miles out, was comparatively limited. He had found that the garden suburbs had set a fashion in suburban development, in the grouping and character of the houses, that had made what they were doing appear less weird and fantastic than it used to be thought; and Garden City development, or garden suburb development, had now become a household word that even sometimes commanded respect, although it had been criticised freely at some of the meetings of The Institution.

As to the questions of leasehold *versus* freehold tenure there was, of course, considerable difficulty. It appeared to him, having come from the north of England some years ago, and having had to get used to the 99-years' leasehold system here, that the greatest objection to it was the falling in of the property and its reversion at the end of the 99 years. It seemed to him a mistake to

suppose that in these democratic days, in the year 1911, people were going to save and buy houses and borrow money upon them only to see the ground landlord take them at the end of the term.

He did not think that Mr. Done put quite sufficient emphasis on the point that with a 99-year leasehold probably from about the twentieth year or the second generation of its holding its value was decreasing all the time, and consequently becoming very much more difficult to borrow money upon. In developing a large area on leasehold terms they would probably find that the inhabitants of that area were paying a half per cent. or even one per cent. more in interest on their mortgages than on a freehold property, and that amounted to a very serious item. If they went to Yorkshire they would find that Huddersfield was the only town in the county that had not doubled its population and size within the last two or three generations, and it was urged that that was almost entirely due to the short leasehold system which prevailed there. Every other town had been able to develop to a great extent on freehold terms.

Mr. Moore had mentioned the 999-year chief rent system of the north of England. There should be no mistake made about that. The 999-year chief rent was generally a freehold chief rent, and they got very little more control than other people did who sold the freehold. Usually all it comprised was a promise to pay secured by certain buildings, but the items in the lease or in the conveyance that contained or allowed any measure of real control were very small. At the same time he did not see how it could be possible, unless the freehold was retained, for an owner either private or public to develop on anything like the lines that one would wish to see. At Letchworth they were granting 999-year

leases with the ground rent fixed for the first 99 years, revisible at the end of that time by agreement and failing agreement by arbitration. The lease also stated that on revision the buildings should not be taken into consideration, that was to say that improvements put on the land such as substantial buildings would not be held to affect the new ground rent. Every encouragement was thus given to a man to put up substantial buildings. The mortgagee of the property knew that the value of the security was not decreasing even though 60 or 70 years of the first 99 years had elapsed, because no one really objected to paying an adequate or a fair ground rent for the property that he held—the objectionable feature always was the reversion.

He saw no other way than leasehold tenure for the sort of development that surveyors would like to see, and if so, a lease of the kind he had indicated was apparently the only solution of the question. If, to obtain a mortgage, it was considered expedient to have the ground rent very low, it was possible, of course, to have a nominal ground rent left, and the bulk of it capitalised at 22, 24, or 25 years' purchase, as the case might be. They had found that course successful in dealing with bank sites and sites for chapels or other public buildings, where the possibility of a high ground rent having to be paid regularly was a deterrent to leasehold tenure.

On the question of the Town Planning Act he was rather sorry that Mr. Done, who he was sure knew it very well, did not mention the very great opening which the Act gave for co-operation between the land developer and those who had to administer the official by-laws. Section 55 of the Act was very clear. Any land developer was able to go to a local authority and ask them to put the Town Planning Act into operation,

if it were not already in operation, and it was then competent for the local authority, if the land developer had prepared a definite scheme for developing his land, to exclude or supplement or vary the general provisions of their by-laws; they were in a position to deal with any special circumstances or contingencies for which adequate provision was not made by the general provisions, and for suspending so far as necessary for the proper carrying out of the scheme any statutory enactments, by-laws, regulations or other provisions under whatever authority made which were in operation in the area included in the scheme, provided of course that they were restrictions which might reasonably be relaxed.

That made it possible for a man who wished to develop his property in the most enlightened way, and did not wish merely to be a house packer, to go to a local authority and show them that he could if he wished put thirty houses to the acre upon the land, but he was willing to put fifteen or twenty only. He was then in a position to say: "If I am willing to "limit the number of houses that I put upon my "land you are in a position to relax these cast-iron "by-laws."

But for this Act there was a stupid regulation by which, although they might have only ten houses to the acre, yet in some districts the 42-feet street had still to be paved, channelled, and kerbed, with back passages 9 feet wide also paved, and builders were not allowed to depart from the building frontage lines—in fact, there was every inducement to pack the houses upon the land because of the very expensive road-making conditions under which they built. If Mr. Done, in reply, would recognise this matter he would be

very grateful. He made no claim to be a house reformer, but he had been invited to act on the Advisory Committee of the Housing and Town Planning Association. He had been present at several meetings when there were present scores of borough councillors and surveyors, &c., and the whole tendency and intent of those meetings had been to make it easy for local authorities sensibly and fairly to relax their regulations so that there would be every inducement to land developers to put fewer houses to the acre upon the land and to allow plenty of light and air around the buildings. Then there would be no excuse for such examples of planning as Mr. Done showed on page 502, which were very bad. In fact, he questioned if, however expensive roads were now, it was profitable development to crowd houses upon a plot in such a fashion, with the backs all visible from the other road. He hoped that the attention of surveyors and agents to large estates would be more drawn to that Act. He did not know what steps had been taken by The Surveyors' Institution, but if any of them happened to reside in towns or districts where the authority was thinking of adopting the Town Planning Act, he thought they would find that every inducement was being given to allow of a common-sense solution of these matters.

He would like to hear a little discussion as to the practicability of judging upon the matter of taste in the buildings that were put up. They had been criticised at Letchworth for attempting to do something of the kind. He was very pleased indeed to hear the Secretary read the letter from Mr. Bedells, in which he said the speculative builder was now finding out it was to his advantage to erect more artistic houses. Questions of taste in design were difficult to decide, but he

would like to hear what The Surveyors' Institution had to say about it. It was no use just saying that they would approve plans that had been prepared by an architect. He had seen plans sent in by a F.R.I.B.A. which had less taste and real refinement about them than some that had been sent in by speculative builders. On the other hand one did not wish to sit in an estate office and be criticised for setting up as a censor of taste in these matters. What would suit one man was quite objectionable to another. A house that would suit a street in the centre of a town might be quite out of place in suburban development further out. If anyone present had any view upon the matter as to how far the question of taste should come in and upon what lines one should lay down some guiding rules he would be pleased to have such assistance because the question had come a good deal before him.

The question of fencing at the front had not been mentioned. He found the most effective way of pulling a street together and of giving a little tone to the sometimes miscellaneous character of houses along a street was to have a uniform type of fencing. In general support of what Mr. Done said, he might add that he had found that one got the best results, the best price for the land, and the best class of property if one made a street up in the best way—made it as near complete as possible except for the last coat of macadam—and also went to the length of putting up or covenanting to put up a uniform substantial type of hedge and fence. The more that the intending purchaser of property found was done for him by the land developer the better were the results. He desired to thank them very much for their courtesy in inviting him that evening.

Mr. W. R. DAVIDGE (Fellow) said he thought they owed their heartiest congratulations to the author of the Paper for putting so clearly and concisely the present state of building development in and around London. The future surveyor would look upon the Paper as a sort of godsend, as giving a complete epitome of the state of affairs in the surveying world in the year 1911, the amount of matter which Mr. Done had got into the Paper being surprising. It was, however, rather a surprise to him that he had touched upon practically every side of the question—financial, legal, engineering, and health—except how the estate would look when it was built. There was hardly a single word upon the final effect except those dealing with the supervision of the plans.

To his mind the great advantage of such a Paper was that it gave them an opportunity of taking stock of their present requirements and achievements—seeing where they were being led to. They wanted to know that the work they were doing was at least as good as their forefathers did, if not better. It seemed to him, with the extended powers local authorities now had, they ought to be able to turn out more effective work than their predecessors.

Mr. Bedells' crisp and concise criticism had a great deal in it. There were many points on which possibly they could not agree with the Garden City enthusiast, or perhaps he should say, to meet the views of the last speaker, the garden suburb enthusiast, but there were also many points which they might learn from those undertakings and might introduce into other enterprises, perhaps not quite so ambitious, but at the same time equally effective as regards the well-being of the people. They need not necessarily have the

quaintness, they need not necessarily have the awkward roof shapes cutting into the rooms, which one naturally pitched upon as an object of criticism, but they could have the surrounding open space and they could have their other good points without much trouble or expense. It seemed to him, if they would only use a little foresight, that they might introduce all the real advantages that lay at the bottom of the Garden City movement except possibly the belt of open land, and he should like to see that introduced, too, into the ordinary estate development around each "suburb."

The author had emphasised in one particular part of the Paper that roads should, as far as possible, run north and south; that, of course, had been an axiom for a good many years. The author went on to say, "In "order that every room in every house may have direct "sunlight some time during the day." Well, that was very nice, but he looked at an illustration in the Paper, and he found a number of houses each with a back addition running back about 30 feet. Presumably, with back additions such as these, they were at least two-storey buildings so that there were a large number of windows that could never by any possibility get any direct sunlight. That was no doubt owing to circumstances —he was not casting any reflection on the author, but he used that as an example; although they knew the principles on which they should design, by force of circumstances they were often driven into abominations.

It was quite evident that if they could only reduce the cost (after all, the financial question was at the bottom of most difficulties) of such heavy outgoings as road-making by using some cheaper form of construction such abominations might be avoided. The road might be equally well made, but instead of making up

the full 40 feet of paving they might use the central portion as they did in many garden city enterprises—pave the central portion, have paths each side, and have the rest grass and trees. In that case they could have their double-fronted house, and in no case with a back addition of the type he referred to. Even with the present type of road-making, it was possible to have a self-contained house under one roof which was certainly cheaper than any possible ramifications with a back addition.

As one final word, he thought they should endeavour to grasp the spirit which lay at the bottom of the new movement, which had been touched on by the last speaker and had been commented on by Mr. Bedells—something which led them to try to make things more comfortable for people, to make life better worth living for the ordinary man, and they, as a profession, were in a position to lead others, to give them some sort of ideal to aim at. They should look at something more than the financial side of the question, and should try and get as much as they could out of the land. They had been trying to do that all along, but they ought to try to do it in the highest and best sense, to get as much as they could for the benefit of the people out of that which was entrusted to them to develop.

Mr. J. J. Done (Fellow), in replying, said in the first place he desired to offer his most sincere and hearty thanks to all those who by their admirable criticisms and by their contributions to the debate had added an interest to his Paper which otherwise, he feared, it would have lacked, and he could only say that if others had the good fortune to extract as much interest and profit from his Paper as he had from the discussion

he should consider himself amply repaid for whatever trouble he might have spent in preparing it.

It was scarcely possible to enter into detail as regards all the criticisms which had been passed. For one thing, many of the subsequent speakers had answered criticisms with which otherwise he might have considered himself called upon to deal. But there were a number of points which had been raised, and if he could, without detaining the Meeting too long, refer to those, he proposed to do so.

Mr. Moore made a suggestion which perhaps he (the speaker) did not properly understand. He said that the great difficulty which they all, he was sure, met with at the present time in getting speculators to take up large blocks of land might to a certain extent be met by a system which he himself had adopted, and which he described as follows :—

"He had met the objection of speculators becoming "liable to pay these heavy rents with doubtful results "by arranging that the rental under the lease should be "only the grass rent, with an extra rent of £1 on every "house erected on that land. He thought this arrange- "ment was reasonable for the freeholder, while the "speculator did not suffer from the heavy increase of "rent if for any reason the development was not so "rapid as expected."

It had been his lot for years to have frequently to recommend that builders should be released from building agreements, and it had also been his lot to meet them to the extent of letting them off with half and, in some cases, the whole amount they ought to pay. But baldly stated, as it was there, one could see very grave objections to what Mr. Moore suggested, because if the builder were left in the happy position of not having to

pay any rent, except when he chose to build, and under no obligation to proceed with his work, he was not at all unlikely, as he knew from his own experience, to keep his embargo on the owner's land and to go and build somewhere else where he thought there was something more profitable.

It was a question, of course, of what was the best way to act in circumstances of that kind. His impression was that the building agreement should be strict, and that it should state definitely that certain work should be carried out at certain times, and then where they were dealing with an honourable landlord, it was a case for the landlord to meet the circumstances as in his judgment they best required.

Then Mr. Moore referred to the question of "dead "ends." What he said was: "It seemed to him that "these should always be avoided as rendering inter-"communication probably difficult in the future." Of course the question of inter-communication was paramount—if there was any question of inter-communication they could not have dead ends, that was certain. But there were many cases where there was a main road (or at any rate an important road) in which there was, for example, a long narrow strip where there was not enough room to get two roads with advantage, but one road could be got down it, and short roads leading off on either side; wherever the question of inter-communication arose they must if possible arrange to carry those roads through, but it was not necessary to carry every one through, and he knew from his own experience, no matter what anyone might say on the question with regard to unhealthiness and other imaginary drawbacks, that if they had these short roads closed at one end, and running off from a main road,

they had a respectable class of property in which the houses were quiet, and as a matter of fact more sought after than those in other roads where there was constant traffic, and where that perfect quietness was not obtainable. His experience summed up was that if they wanted inter-communication they must have it; but putting that aside, and keeping, as Sir Alexander Stenning said, to short roads (he should say the limit should be not more than 450 feet, and less than that would probably be better) he could not see the strong objection that there was in many quarters to anything in the nature of a dead end.

Then Mr. Tuckett referred to the inflation of what he called, quite properly, the natural ground rent. In the building agreement which he ventured to submit to The Institution the ground rent was kept to one-sixth of the rack-rental value, that was to say, on £36 houses £6, on £60 houses £10, and so on. As a matter of fact he thought that was a very common stipulation, and one that worked on the whole very well indeed, but when they got beyond that, when they got, as was sometimes the case, a ground rent of as much as 25 per cent., that was to say, on the £40 house a £10, or even a £12 ground rent, the result was that for some reason or other, which was not clear, those houses did not get into the same class of hands as those where the ground was more reasonable. The Board of Agriculture under the Universities and College Estates Act stipulated for one-fifth, but he thought one-sixth was better.

Mr. Tuckett said: "The question of sites for places "of worship was often a difficult problem, and he "thought, on the whole, in the case of the leading "denominations, it was better to sell the freehold with "restrictive covenants as to user." In that respect he

spoke feelingly, because as they all knew the problem of covenants running with the land had in recent years been much dealt with by the law courts and greatly modified, and in the last twelve months he had had a case where covenants were entered into twenty-five years ago which were as clear as anything could possibly be and when they came to be enforced, in that case it was a chapel, the existing trustees repudiated what had been entered into by their predecessors. Among other things they had the bad taste to call in question his right to claim a fee upon approving plans and alterations. When the case was submitted to a conveyancing counsel he said he should certainly advise the former vendor not to proceed, because having regard to reeent decisions on the question of covenants running with the land he was not at all certain that they would be successful. For that reason and others the conclusion he had come to was that it was far better to grant 999-year leases because then they got over that question of covenants running with the land, which unfortunately seemed to have a tendency to be more and more extended by subsequent judgments.

Mr. Alan Paull had asked him to give his opinion as to the laying out of the Hampstead garden estate and the garden estate at Ruislip. He should indeed be sorry to fall into Mr. Alan Paull's trap, and had no intention of expressing any opinion whatever upon the laying out of those two estates, but he should like to make one general observation which occurred to him when he was going round Hampstead Garden City in company with Mr. Unwin and Mr. Gaunt; namely, the extraordinary change that was taking place in the feelings and habits of our countrymen in the last hundred years. He could not help speaking to Mr. Unwin of the way in which he

had overcome the Englishmen's natural shyness, and his desire to box himself up. In the Hampstead Garden City instead of seeing high fences they saw, in many cases, no fences at all, and the Englishmen's much beloved privacy had been almost entirely done away with.

But that was not all. He would ask The Institution just to consider the significant difference which could be seen if they took two such cases as Gower Street and Hampstead Garden Suburb—he would not say the Hampstead Garden Suburb only, but other places of a similar character. In the case of Gower Street they had an almost aggressive plainness outside the houses; the house, if it could speak, would seem to say, "I do not care what you may think about "me"; but when you got inside you found lofty rooms, good accommodation, and everything which could tend to the actual comfort of the inmates, perhaps not according to present ideas, because in those days they did not mind mounting stairs. But now what they saw was something entirely different. They saw what to his mind was an absolute abomination, and one which he would never even allow in a farm labourer's cottage—they saw the upper storey in a house of two storeys built in the roof; they had a 9-inch wall which was supposed to give a certain amount of protection against cold, and in the storey above that they simply had the ordinary tiled roof, with a little bit of plaster inside, which was not even as good as a $4\frac{1}{2}$-inch wall. That was the sort of thing to which he was sure their ancestors would very strongly have objected.

He could not help thinking that a very striking difference had come over the opinions, views, and feelings of the people in the last hundred years; indeed, he

might say less than that, because he himself, in a very humble way, had been a pioneer in some of the schemes which were now finding public favour. He had tried in his own way to build a somewhat better class of house, and something that should be an attraction to the eye outside, and in his earlier days he did not find that people were at all willing to pay for it. Now they appeared to be very much more ready, but unquestionably until quite recent times (and in that respect he thought Garden City and the Garden Suburbs had done a great deal of admirable spade work, and brought about a great improvement in opinion), if two men built two houses, with accommodation entirely the same, almost side by side in the same street, one of which was a matter of £10 or so dearer than the other, having a more presentable outside, the cheaper house was sure to go, and the other house would probably stand empty or not find a purchaser.

It was the old, old story: people could have in the present day, as they could at any time in the history of the world, whatever they chose to pay for. Now they were apparently prepared to pay for something more ornamental and presentable; before they were not. Whether it was that the Garden Cities and Suburbs were the pioneers of that, or that the taste had changed and garden cities and suburbs were a result of that change of taste, he left for others to decide.

The question of limiting the number of houses per acre had been freely discussed, and had always been a favourite idea of his own, because it was obvious that to spread people out instead of penning them on the land was one of the best means of promoting the sanitary condition and comfort of the people; but they must always bear in mind one very serious consideration that

the more they spread people out the more they increased and aggravated the question of transit. As they in London knew, although there had been a great deal done in the last ten or fifteen years to improve the means of getting about, still everyone must feel that the amount of time which was occupied in getting from one place to another, as London surveyors had to do, was a most serious tax upon their time, and represented in the course of a lifetime a very heavy burden indeed. So that although the advantages of reducing the number of houses might be great, and he believed they were, they must not lose sight of the fact that there was a counterbalancing disadvantage in the fact that the size of a city was considerably increased and that in consequence the difficulty of inter-communication grew proportionately.

That no doubt was one of the reasons why in the German cities, and other cities on the Continent, where they had the question of fortification to deal with, they had such an enormous number of people on the acre—they were obliged from the very necessity of the case to build storey upon storey, and to get people in as small a space as they possibly could. Of course they knew what happened in the case of a siege.

Mr. Rees mentioned a point which, small as it was, he should like to emphasise. He said: "He had "never before heard of damp courses in garden walls "being suggested. No doubt damp courses were good in "all cases, but in garden walls it would be throwing rather "too much expense on small properties." He wished to repeat what he said; in spite of Mr. Rees' opinion, and with great respect for it, he maintained that a damp course in a garden wall was money well spent. The expense was very small. It was first pointed out to him by one

of his own builders, who did it voluntarily. He had seen so many cases where garden walls went absolutely rotten in the course of a few years unless they were protected from the weather that he still maintained the expense of a damp course in a garden wall was more than justified.

A point well worth considering was raised by Mr. Buckland, who said he did not grant leases until the houses had been completed. No doubt the difficulty he referred to was at times a serious one, because the great hold that they had over a builder, after all said and done, was the granting of the lease; and if the lease could be withheld if he did not do what he ought to do, they had, undoubtedly a great hold over him. But on the other hand the time came when, if he took a residue lease, he wanted to raise money to build, and if he was compelled to finish his houses before he got the lease a great difficulty was placed in the way of his financing himself, and that limited the number of men they could deal with. As a matter of fact, in practice, if they selected their builders, and took care that they had not got the wrong sort on their estate, he thought it was generally found that they did not take advantage of a residue lease to build worse houses than they had done before—at any rate that was his experience for what it was worth.

Mr. Howard had rather called in question his figures in the case under the Finance Act. Referring to the capital expenditure, he said: "Was the £40,000 actually "expended or was it the value attributable to a smaller "sum expended on sea walls, roads, &c.? If the sum "expended were smaller, and the value attributable was "the £40,000, it was hardly fair to say that increment "value duty would have to be paid on no profit. The

"profit would be the difference between £40,000 and "the amount expended less the duty paid. If, however, "£40,000 were spent, he thought it could be contended "that as this sum was spent on improvements the 'value "'attributable' mentioned in the Act, plus the cost of "the estate would be the value at which the estate was "ultimately disposed of, and therefore no increment "would be payable." That, he was afraid, at the present time, was very much in the clouds; they did not know how Somerset House was going to deal with it.

He would say at once, the case he gave in his Paper was a purely hypothetical one, but if anyone liked on the strength of that admission to say that the case therefore had no importance, he would at once reply that he could give cases which were very much more serious than that, in which, not as in his example neither loss nor profit had been made, but a very heavy loss had been sustained and in which under the Finance Act, as he read it, the owner would have to bear the additional burden of that crushing taxation. Mr. Howard suggested that if £40,000 were spent upon sea walls, roads, and so on, the owner would be entitled to say not that £40,000 was the sum to be deducted but that an estimated amount £50,000, £60,000, £70,000 or £80,000 was the value which arose out of the expenditure which he had made. He did not know whether anyone in that room, or out of it, had had any experience on that particular point; he did not suppose they had, because it was a case which was not likely to arise for a good many years.

The whole question at point was how Somerset House would construe the Act. If they were going to treat it on the lines of his figures, then estates like Mr. Gaunt's Garden City would be very seriously hit—there was no question about it. But if, on the other

hand, they were going to take, he would not say a reasonable view, but the different view that one might estimate what one thought was the amount attributable, then undoubtedly the effect of the taxes would be very much alleviated. At the present time they were entirely at the mercy of the officials of Somerset House, and until they knew what their views were they would never know what tax they had to pay. He must say he thought that was a most undesirable state of affairs.

Then Mr. Howard referred to another point under the Finance Act which sooner or later some of them would have to deal with, and perhaps some of the Members of The Institution might be able to throw some light upon. Mr. Howard asked him if he had considered the case of a builder and his nominee arising under Clause 14 of the agreement. What he understood Mr. Howard to mean was this, that if they let an acre of land for, say, £50 and they secured ground rents on eight houses and took a residue on eight others, if they liked they might have a £6 ground rent on eight of their houses and £2 on the other eight. Of course if it were viewed in that way it would be obvious that on each of the six houses there would be on the surface a very considerable increment, because the proportion of those houses would be £3 each roughly. If a ground rent of £6 were put on and Somerset House said, "Oh! "you have got an increment of £3 on those, therefore "you must pay increment duty," although there might be no increment at all if the whole transaction were viewed, yet upon these individual transactions there would be an increment on which duty would have to be paid. That was a question which was being considered, but it had not actually come to close quarters yet with Somerset House, but sooner or later it must. He could not help feeling that Somerset House would take a reasonable

view of it when the circumstances were explained and when it was shown the land was valued at £50 an acre and was let at £50 an acre there would be no increment duty charged. Still it was one of those numerous questions which would have to be solved, and he was quite sure if any Member of The Institution had experience on the question and could tell them how Somerset House proposed to deal with it they would be very much obliged for the information, certainly he would be himself.

Mr. Creswell had rather criticised his suggestion that all measurements were approximate, and he would like to refer to that point. Mr. Buckland made some observations on it which apparently were not reported in the *Transactions*, in which he said the late Mr. Garrard (who he supposed was as great an authority on that question as anyone they could remember) always put on his plans "measurements to not less than 3 inches"; that is to say, if it were 17 feet 1 inch, he would call it 17 feet, and so on. He himself had been in the habit of employing half-inches, but he was bound to say that the more his experience extended the more he saw the wisdom of what Mr. Garrard did, because with all due respect to tapes and careful measurements, for some extraordinary reason, either the earth stretched or something took place, he could not pretend to say what it was, measurements did not agree. Not very long ago he had a case of a disputed party-wall in the East End of London, in which the measurements had been put on the lease by a well-known London surveyor, who was considered in his day a man of great skill, and who took exceptional care; they carefully measured the premises, the depth of the plot being a little over 300 feet, with the result that they came to the conclusion that the measurements helped neither side. That might be a triumph or not, but something must have happened since the original measure-

ments were taken. Those they took did not agree with those on the lease; whether it was the natural vibration owing to the amount of traffic or what it was he did not know, but at any rate he had long since abandoned the idea of absolute accuracy either in surveying or anything else, and he was quite content if he could get to anything within three inches.

He should like to confirm what Mr. Bedells said with regard to the speculating builder attempting æsthetic features. Some builders had told him that unless they could vary their elevations and make the outsides more attractive they stood very little chance of letting their houses, and the old idea of building house after house of a similar nature appeared very largely to be giving way. Whether it would be an advantage or a disadvantage he did not know, but at any rate such was unquestionably the change of opinion and of feeling in the matter.

He personally thought that freeholds were likely to increase. There, again, it was very difficult to say, because, as Mr. Gaunt had said in the case of Letchworth Garden City, they felt the great desirability of keeping the freehold in their own hands so as to keep some control. Their doing so was really in the interests of the tenants on the estate more than in the interest of the landlord; the latter got his ground rents, and perhaps it did not matter very much to him. But as far as the tenants were concerned, he knew from his own experience it was no small matter to have some authority to whom they could refer to settle their disputes.

Mr. Gaunt said in their case they had 999-year leases with a rearrangement of rent at the end of 99 years. He himself built his own house on a 99 years' lease and his view about it was that after he had had 99 years out of it anybody else was welcome to the remainder so far as he was concerned. He was quite sure if they

could not get their money back in London in 99 years they never would at all. It might not be to the same extent in country places but all of them, at all events those who practised in London, knew that it was painful how rapidly the customs and fashions changed and how property which let well at one time, in twenty years time might be deserted and depreciated in the most alarming manner. Therefore although it did to some extent appear to be rather a harsh thing that at the end of 99 years a man might have his property taken from him, at the same time unless he could get the money back in that 99 years (and he might add in much less than that) he had better not build at all.

If freeholds did increase then he quite agreed with Mr. Couchman that the registration of title was a very desirable institution. No doubt it would largely add to the marketability of property, and it would save a great deal of exasperation. Some time ago he had a case which did not reflect very great credit on the conveyancers of this country. He had bought two pieces of land lying side by side—both narrow strips—and by buying both and developing jointly they gave a reasonable depth. Having built on them they proceeded to sell the ground rents. They sold a small parcel to one man, a small parcel to another, and so on. With the first lot that was sold it took exactly six months to get the conveyance through. Questions were asked of the most extraordinary nature. At last the purchaser's solicitor asked to have the certificate of the redemption of land tax on a part of the estate he was not buying at all. There he did strike, and said, "If you want that you can go without the property altogether." Then it went through. They had ten or a dozen different sales of ground rents in that case and every solicitor had some different

point from the other; this point on the title was wrong with that man, with another man another point was wrong; if they had all hit on the same point he should have thought that there was something in it, but when one man said "If you settle this point I am "satisfied," and another man said "If you settle this "point I am satisfied," and they all raised different points, it seemed to him there was something fundamentally wrong in the system of conveyancing. If they adopted Mr. Couchman's principle and had their title registered indefeasibly, they had an easy means of granting a conveyance and got rid of all those unnecessary delays and exasperating requisitions.

Mr. Couchman had called in question his (the author's) statement as to the ownership of the ditch, and in reply he could only refer him to the case *Vowles* v. *Miller* which had been law for ninety years. If Mr. Couchman and he ever met, he thought he should have no difficulty in convincing him that 4 feet had nothing to do with it. If he would refer to that case, which appeared in Hunt's *Law of Boundaries and Fences*, he would find he had stated the law as correctly as a surveyor could be expected to do.

They were all very glad to have had an opportunity of hearing Mr. Gaunt give his experience with regard to Letchworth Garden City. He did not think it was any secret that the success of the enterprise had been very largely due to that gentlemen's skill and business ability. Mr. Gaunt regretted that he did not refer to the Town Planning Act. The explanation of that was perfectly obvious to the Members of The Institution, the reason being that they had had a long discussion on it a short time before, and therefore he did not think it was necessary for him to say anything further.

As regards the question of a front fence, might he say he found the most successful front fence he had

so far tried had been an unclimbable fence with a holly hedge planted behind it. The unclimbable fence acted as a guard for the first years and when the holly grew up it made a beautiful fence. In about ten years he had had a fence 5 feet high, which was as much as could be expected; everything depended, in that, as in every other case, on the care which was bestowed upon it. If it was allowed to be choked with weeds its growth was extremely slow, but if care was taken, he thought, in reasonably good soil, they would in ten years have a very good and lasting fence, and one that, as far as appearance went, could not be beaten.

Mr. Davidge referred to the back additions. There, of course, there was a trouble, and Mr. Davidge had put his finger upon the difficulty. It was the difficulty of expensive road-making. If they had roads which cost, in the first place, say, £2 a foot to make, and then when they were taken over by the local authority, perhaps another 30*s.* on the top of that, the cost of road-making became so great that builders naturally wanted to limit their frontages as far as possible. Years ago he submitted a scheme to a local authority in the north of London, in which they had roads about 40 feet or 50 feet wide, but as they were not thoroughfares in the ordinary sense, and there was no very great traffic, he proposed to leave a very considerable part of it in grass, and to dispense with a kerb. He could have made those roads all complete for something like £1 a foot. In consideration of that he proposed to limit the number of houses and to do very much as had been done in recent cases in garden suburbs. But when he suggested the scheme to the surveyor of the local authority he thought he was going to be ill; he had never heard anything of the kind before. It struck the surveyor as being such an outrageous proposal that he had had great difficulty in

getting civility from him. That was now altering, and if they could spread their frontages out more and do away with the caverns and back additions, in dislike of which he entirely agreed with Mr. Davidge, it would be a good thing for everybody; but if they were to have expensive roads, unless people were going to pay more than they had been willing to pay in the past, he was afraid there was no chance of that happening.

He hoped he had been through everything that required any comment, and it only remained for him to say that he sincerely thanked the Members of The Institution for the patience with which they had heard him.

The PRESIDENT said he thought they must all be grateful to Mr. Done for the Paper that he had read to them, also for the summing up which he had given. They were very fortunate that the Meeting had been postponed, and that the Paper and the discussion were not got through hurriedly in one night.

There were only two things he wished to add to what had been said. One was a piece of advice: If they were going to develop a building estate they must get on good terms with the local authorities; he did not care how they did it, but they must not think of trying to develop any estate unless they did. The other was on the question of leaseholds *versus* freeholds. There was a system in the city leases in Liverpool of which possibly Members did not know, but which always struck him as being admirable. The leases were granted for 80 years, but if there were no reason against it, such as the alteration of a street, they could have a renewal lease at any time they liked on paying a certain fine based upon the rack-rental values, deferred for the number of years unexpired. They could, therefore, always keep their leases at practically 80 years length, and could borrow money on them very easily.

The Meeting then closed.

Paper 379.
No. 571.

THE BURDEN OF UPKEEP ON AGRICULTURAL ESTATES AND RELIEF FROM INCOME TAX UNDER SECTION 69 OF THE FINANCE ACT, 1909-10.

By W. A. HAVILAND.

Read at the Ordinary General Meeting of The Surveyors' Institution, *held on Monday, 11th December*, 1911.

W. Edgar Horne, M.P. (President) in the Chair.

When I was honoured by the Council of The Surveyors' Institution with an invitation to read this Paper your Secretary and myself found a little difficulty in selecting a terse and suitable title for it. This difficulty, I fear, we never quite overcame, and I trust I may be pardoned if I travel a little wider than the title of my Paper would suggest, and deal shortly with income tax generally as imposed upon owners and occupiers of agricultural land, and at rather greater length with the further relief from income tax, Schedule A, which is given under Section 69 of the Finance Act, 1909-10.

The income tax, as we know it, was first established in 1842, and the Act of that year (5 and 6 Vic., c. 35), which imposed the tax, constituted the machinery which in its main features still remains.

For purposes of classification and distinction the several kinds of property in respect of which the duty is

payable are arranged in schedules, each schedule being marked by one of the five letters of the alphabet, A, B, C, D, and E, and each containing a description of one kind or class of property.

With Schedules C and E agriculturists are not concerned. They are, however, affected by Schedule D, inasmuch as occupiers of land for the purpose of husbandry only may elect to be assessed under this schedule on their actual profits instead of under Schedule B on one-third of the rental value of their land, as will be explained later on.

Under Schedule B income tax is charged in respect of the occupation of agricultural land including houses and buildings let therewith, the duty being payable by the occupier and not by the owner. The tax is levied on one-third of the gross rental value including tithe, this being the presumed profit of the occupier from his farming operations. Nurseries and market gardens are however assessed under Schedule D.

Generally speaking, occupiers of land have little or nothing to complain about in the matter of income tax. If they have no other source of income they escape payment altogether in cases where the rent does not exceed 3 × £160 = £480, and we find that, in the year 1909-10, of the £17,392,508 given as the gross income under Schedule B from the occupation of land in the United Kingdom, no less a sum than £15,509,908 was allowed for deductions on account of incomes not exceeding £160, and for other reasons, income tax being paid on £3,882,600 only, amounting to £198,551, or ·05 of the total amount of income tax collected in the year. This amount does not include £18,846 paid by 292 occupiers who elected to be assessed under Schedule D.

This option to be assessed under Schedule D, on the actual profits, was first given by the Customs and Inland Revenue Act, 1887, and is confined to cases of persons occupying land for the purposes of husbandry only. It is not perhaps of much use to tenant farmers, who, as already stated, usually escape income tax altogether if their rent does not exceed £480. It is, however, very useful in the case of landowners farming their own land at only a small profit, or perhaps at a loss, as by electing to be assessed under Schedule D they can escape payment of income tax except on their actual net profits. In such cases no appeal to the Commissioners is necessary, since the assessment is made on the net profits, and no question arises involving payment and subsequent repayment of the tax.

Where assessments are made under Schedule B the law provides ample means of obtaining relief if at the end of the year the farmer has made no profits, or if his profits have fallen short of the sum assessed; but as the Commissioners of Taxes require the production of accounts before they issue a certificate for repayment, the process is necessarily somewhat troublesome to the farmer or occupying owner. It is for this reason that the making of a return for assessment under Schedule D will in most cases prove to be a simpler and more advantageous proceeding.

If, however, an occupier of agricultural land, whether the owner or tenant, who has been assessed under Schedule B, satisfies the Commissioners that his profits from such occupation during the year have fallen short of the sum upon which the assessment was made, he can secure an abatement from the amount of the assessment; and, if the whole of the income tax has been paid, the amount overpaid will be certified and repaid to him.

It is perhaps not sufficiently well known that a landowner occupying his land for purposes of husbandry only can also get an abatement from his assessment under Schedule A, if he can show that his profits from the occupation of such land have fallen short of the sum upon which the assessment was made. This relief was originally given only to persons obtaining their livelihood principally from husbandry, but it was extended by the Inland Revenue Act, 1880, to all occupying owners whatever other sources of income they may possess.

Unfortunately neither the option to be assessed under Schedule D, nor the abatement from tax under Schedules A and B, applies in the case of woodlands, it being held that these are not occupied for the purposes of husbandry only. This is much to be regretted, as with the present prices obtainable for underwood there is a heavy annual loss on much of our woodland. Yet notwithstanding this the owner is called upon to pay income tax under Schedules A and B, and in some cases supertax into the bargain, upon an income which is purely hypothetical and does not in fact exist.

Before passing from Schedule B attention should, perhaps, be drawn to certain attempts which have been made recently to charge dairy farmers with income tax under Schedule D in respect of their profits as sellers of milk instead of under Schedule B as occupiers of land on one-third of their rents. It appears that these attempts were based on the provisions of the Income Tax Act, 1842, under which if any lands occupied by a dealer in, or seller of, milk are not sufficient for the keep and sustenance of the cattle brought thereon, so that their rent or annual value cannot afford a just estimate of the profits of such dealer, the Commissioners may

require a return of such profits, and assess them under Schedule D.

The provisions of the Act are not in themselves unreasonable, inasmuch as without them a cowkeeper who kept a large number of cows on a very small area, and fed them mainly or wholly on produce other than that grown on the area might claim to be assessed under Schedule B as an occupier of land. But it was clearly never intended to apply in a case of a *bona fide* farmer keeping his cows mainly on home-grown produce, and no distinction can be drawn between milk and other produce sold off the farm. On these attempts being brought to the notice of the Central Land Association the Government were at once communicated with and the facts in a particular case laid before them, with the result that instructions were issued to the surveyor to take no further proceedings in those cases and in future not to act in that way without special instructions.

Having dealt shortly with income tax levied on the profits or estimated profits arising from the occupation of agricultural land, we come now to the more important part of my Paper, viz., that dealing with the income tax imposed on owners of agricultural estates, the principles upon which land is assessed to it, and the deductions or abatements which can be claimed.

It is doubtless a fact that a large amount of the income of the country, which is a proper subject for taxation, for one reason or another, altogether escapes payment of income tax; and it is equally true that a great deal of income tax is paid to which the Exchequer is not entitled, and payment of which could be avoided if a little trouble were taken to ascertain the legal position and to see that only the right amount was paid. Whether on the balance the Exchequer gains or

loses it is impossible to say. The owner of landed property, however, has little chance of escape. His land or houses cannot remain hidden or be overlooked; they are certain to be fully assessed, and unless he looks carefully into the matter, and sees that he is allowed the deductions to which by law he is entitled, he runs a grave danger of paying much more income tax than that for which he is legally liable. Income tax on the annual rental value of land and houses falls under Schedule A, and is commonly known as landlord's property tax. It is payable in the first instance by the occupier, who may deduct the amount from his next payment of rent. In many cases, and especially in the case of estates let in smaller holdings, it is found advisable for the owner to pay the tax direct as by this means he is better able to avoid overpayment. The tenant is entitled to deduct the amount he has paid from his rent so long as the amount upon which he has paid the tax does not exceed the amount of the rent. There are, however, deductions from the gross rent which should be allowed in arriving at the assessable value, and the tenant who has no interest in the matter cannot always be expected to insist upon these being made before he pays the tax.

Income from the ownership of land, as we all know, is not assessed to income tax, like that derived from other forms of property and from commercial undertakings, at its net amount, but is assessed under Schedule A at its gross amount less certain statutory deductions which in no way represent the annual expenditure for purposes necessary to maintain such income.

The tax is payable on the "annual value," which is the rack-rent at which the property is let, or if not let

is worth to be let, by the year, the occupier undertaking such rates and taxes and other burdens as are by law a charge upon him, and the owner doing necessary repairs.

The amount of the tithe and land tax paid in respect of the premises should be deducted from the rack-rent in arriving at the "annual value," and if the owner pays rates and taxes which are by law a charge upon the occupier the amount of these should also be deducted.

The "annual value" thus arrived at was, until 1894, the amount upon which income tax was levied, no allowance being made for the cost of ordinary repairs and general upkeep. This imposed a great injustice upon landowners, as they were called upon to pay income tax, not on the net income from their rents, but upon the amount of their gross receipts less only the amount of the land tax and of the tithe, which latter, of course, they merely collected for the tithe owner.

The Act of 1894 afforded them some measure of relief in that it provided that one-sixth of the annual value in the case of houses, and one-eighth in the case of lands, including farmhouses and buildings (if any), should be allowed in respect of the cost of repairs, &c., in determining the amount upon which the duty was chargeable.

As a matter of practice one-eighth and one-sixth of the *gross value*, including tithe, are usually allowed off the *annual value* in the cases of lands and houses respectively, a departure from the strict letter of the law which is, of course, to the advantage of the landowner.

The relief afforded by the Act of 1894 to some extent relieved the landowner from the injustice from which he had been suffering, as may be gathered from the fact that the deductions amounted in 1908-9 to over

£6,000,000 in the case of lands and to nearly £39,000,000 in the case of houses and buildings, but the amount allowed for the cost of upkeep fell far short in the case of agricultural estates of the actual sums expended upon them.

With the rate of income tax never rising above 7*d.* or 8*d.* in the £, except in times of war, the matter was not of such extreme importance. In the early part of 1909, however, when the income tax during the past five years had stood at 1*s.*, and there was every prospect not only of an increase in the income tax itself but of a supertax being levied upon the same property in the case of those whose income exceeded a certain amount, the burden threatened to become intolerable. Owners of agricultural estates had always been willing to pay their full share towards the amount to be raised by taxation in the country, but, with income tax at 1*s.* 2*d.*, and in the case of supertax payers 1*s.* 8*d.* in the £, it became increasingly necessary that they should take steps to secure that they paid so far as possible on their net incomes only, and thus put themselves on an equality with owners of other classes of property. The Central Land Association therefore took the matter up on behalf of owners of agricultural estates.

Thanks to invaluable assistance given to them by The Surveyors' Institution and the Land Agents' Society, they had before them precise information as to the actual cost of repairs and maintenance in the case of 241 estates in England and Wales, covering an area of 1,935,958 acres.

The agents who kindly furnished the returns had been asked to give the figures if possible upon an average of the results of the past five years, and that the percentage of outlay under the different headings

should be based on the gross rental of all property which was let, with the exceptions of mansions and their demesnes, sporting, ground rents, fee farm, quit, and copyhold rents. Payments for tithe rent-charge, land tax, and rates were not to be taken into consideration.

From the figures supplied it appeared that the average expenditure under the different headings expressed in terms of percentage upon gross rental were as follows:—

(1) Repairs	20·820	per cent.
(2) New works necessary to maintain rents ...	3·110	„
(3) Management and legal fees	6·021	„
(4) Insurance	1·183	„

The total average expenditure under all the above headings worked out at 29·501 per cent. This is not the aggregate of the percentages given above, owing to the fact that in a few cases no details under the several headings were given, but only the total percentage.

Armed with these figures a deputation from the Association sought and obtained an interview with the Chancellor of the Exchequer, and proved to him conclusively that the statutory deductions for repairs and maintenance, viz., one-sixth (or 16·6 per cent.) in the case of houses, and one-eighth (or 12·5 per cent.) in the case of land, were entirely inadequate to meet the actual cost of upkeep.

Further negotiations, backed by able and organised support in the House of Commons, resulted in the inclusion in the Finance (1909-10) Act, 1910, of Section 69, which provides that where an owner of lands (including farmhouses), or of houses the assessment of

which, for the purpose of income tax, Schedule A, does not exceed £8, shows that the cost of maintenance, repairs, insurance, and management, according to the average of the preceding five years, has exceeded the one-eighth and one-sixth respectively of their annual value (that is, the amount which has been allowed in arriving at the assessable value), he shall be entitled on making a claim for the purpose to a further allowance not exceeding in the case of land one-eighth, and in the case of houses one-twelfth of the annual value.

It is rather difficult to express it both simply and accurately, but the effect of the section is that whereas the owner had formerly been allowed deductions of one-sixth and one-eighth in the case of houses and lands respectively from the rental value in determining the assessable value, he is now allowed, on proof of expenditure, further deductions of one-twelfth and one-eighth respectively, thus bringing the total allowance up to 25 per cent. of the annual value in the case of both lands and cottages.

The allowance for the cost of upkeep in the case of lands is just doubled (viz., $\frac{1}{8} \times 2 = \frac{1}{4}$), and in the case of cottages is increased by 50 per cent. (viz., $\frac{1}{6} + \frac{1}{12} = \frac{1}{4}$).

The tax has to be paid on the assessable value as formerly, the further relief being given in the form of a repayment upon claim being made and proof of expenditure furnished.

The section applies only to lands, including farm-houses and buildings, and to cottages. It does not apply to other property such as dwelling-houses, shops, &c.

Lands, of course, include woodlands, and the relief in respect of these extends to expenditure incurred in the maintenance of fences, gates, and roadways, but

not to that incurred in planting or replanting the woodlands.

Under Subsection (3) it is not necessary to state separately the cost of maintenance, &c., of each farm, or of each cottage, but it is sufficient to give the total annual values and the total average cost of maintenance, &c. of (*a*) all the lands, and (*b*) all the cottages managed as one estate.

Strictly under the section lands and cottages should be treated separately, so that an excess of expenditure over the one-eighth in the case of lands could not be set off against an expenditure of less than one-twelfth in the case of cottages, or *vice versa*. As the result however of representations made to the Chancellor of the Exchequer on behalf of the Central Land Association, a note has now been added to the form of application to the effect that the claim may be made on the basis of the expenditure on lands and houses combined without allocating it between the two classes.

In computing the five years' average, the year shall be taken to be either the year ending on March 31st or that ending on such other date as may be adopted with the consent of the surveyor of taxes, and the five preceding years shall be taken to be those preceding the commencement of the year in respect of which repayment is claimed.

Application for relief under the section should be made to the local surveyor of taxes, who will send the form (No. 99) upon which the information required by the section must be furnished. This form is very alarming, and it may appear at first sight impossible to give the required information. When once it is tackled, however, the difficulties will soon disappear. The figures required in Schedule 2 of the form, viz., the "annual

"rental," "gross annual value as assessed Schedule A," "deductions already made under Finance Act, 1894," and "income tax paid by the claimant" in respect of the several holdings can be ascertained from the surveyors of taxes if they are not already in the possession of the claimant.

Most owners or their agents will be able to tell from their estate books what has been the total cost to them of maintenance, repairs, and insurance and management on the whole estate, but few of them probably can correctly divide this total cost between (*a*) the lands, and cottages, to which the section applies; and (*b*) the rest of the property including houses, business premises, &c.

Of course it may be possible in the future so to keep the estate books that these separate figures may be obtainable, but as the claim has to be based upon the figures for the preceding five years it is impossible for any alteration in the system of keeping the estate accounts to have full effect for some years to come. It will probably be found, however, that the surveyors will be satisfied with approximate figures if these are certified by the owner to be correct to the best of his knowledge.

Many owners and agents who hesitated at first to make these claims owing to doubts as to whether they would be able to give the required information, have since done so, and have admitted that they experienced no difficulty in the matter. And it is only fair to say that the surveyors of taxes generally have given every possible assistance.

The section does not give that full measure of relief which was asked for and which owners were entitled to expect. The allowance however for cost of upkeep has been practically doubled, and the amount of income tax

recoverable on an average-sized estate will probably amount to a considerable sum. It should be borne in mind also that the amount upon which supertax is payable is reduced by the amount upon which income tax has been recovered under the section, and in not a few cases where the owner's income would, but for the relief afforded by the Section, have exceeded £5,000—complete immunity from the tax has thus been secured.

As a matter of principle the actual amount necessarily expended on the upkeep of an estate should be allowed as a deduction from the annual value in arriving at the assessable value. Incomes from rents should in fact be assessed under Schedule D instead of under Schedule A.

The Chancellor of the Exchequer, when the question was before Parliament in 1909, said that he could not agree to this, because it would involve the examination of 2,000,000 different accounts, and because it would involve the abandonment of taxation at the source. He admitted that the system then existing was not fair to the good landlord, and he went on to say with regard to the relief that it was proposed to grant under Section 69, that " the Government are prepared to set aside £500,000 " for the purpose. It was quite impossible to estimate " quite accurately how far that £500,000 would go, but, " at any rate, if it cost more than that they were " prepared to go up to the 25 per cent. . . . . If it were " found that the £500,000 was not altogether disposed of " by this concession the Government would probably be " in a position, at all events in the following year, to " increase the maximum. If there were any surplus " they proposed to increase the maximum to those who " were spending more than 25 per cent., and no doubt

"there were several landlords who were spending "considerably more."

In connection with the Chancellor's contention that the assessment of agricultural estates on the net income would involve an inspection of 2,000,000 accounts, an alternative suggestion may be considered, namely, that a flat rate deduction of 25 per cent. should be allowed for the cost of upkeep in the cases of all lands and cottages. This would, of course, greatly simplify matters, as the deductions could be made before arriving at the assessable value, no proof of expenditure would be required, and there would be no repayment of tax. It would doubtless be much appreciated by small owners, who in many cases keep no accurate estate accounts.

Objection has been raised to it on the ground that the bad landlord would benefit equally with the good one. It would certainly be a very rough-and-ready way of dealing with the question. The percentage of the rent required for upkeep varies largely in different classes of property. It is much larger, of course, in the case of smaller holdings where there are more houses and buildings to the rental value than in the case of large farms. Again, it is much higher in cases where the buildings are old or largely constructed of timber than when they are new or built mainly of stone or brick.

The cost of upkeep might be less than 25 per cent. in the case of open lands, while it might much exceed this percentage in the case of other classes of landed property. Though it is not perhaps a suggestion which could be defended on logical grounds, it would only be an extension of the principle on which deductions were allowed under Section 64 of the Finance Act, 1894, and as a possible solution of the question should by no

means be entirely lost sight of. It would certainly save a large amount of trouble both to the Government officials and to landowners.

The Central Land Association have been watching the whole matter closely, and have been endeavouring to secure that at least the maximum shall be raised in the case of those landowners who have spent more than 25 per cent. of the annual value of their lands and cottages on maintenance, &c. It was very disappointing to learn, however, from an answer given by the Chancellor in the House on May 30th, that up to March 31st last the amount repaid under the provisions of Section 69 was only £7,900.

Of course, claims can be made within three years, so that these can still be made for the year 1909-10. No doubt many claims have been paid since last March, and in other cases owners and agents have only deferred sending in their application forms, intending to do so within the prescribed time.

I should like to take this opportunity of emphasising the great importance as a matter of policy, apart from considerations of the actual monetary relief to be obtained, of taking full advantage of the relief afforded by the section. Otherwise any attempt to secure further concessions will, it is feared, be met by pointing out how little landowners seem to care for the concessions already made, and it will be contended that apparently very few of them are in a position to claim a further reduction than the one-sixth and one-eighth in the cases of houses and lands respectively allowed to them under Section 64 of the Finance Act, 1894.

A great concession has been won for owners of agricultural estates, and it is important that they should take full advantage of it, not only on account of the

immediate pecuniary benefit that they will derive by doing so, but in order to strengthen the hands of those who are endeavouring to get further relief for them, and to secure that they shall be taxed on their net incomes only and not upon that part of their gross receipts which has to be expended on the upkeep of their property.

It is very possible that the provisions of Section 69 of the Finance Act, 1909-10, have been somewhat overlooked in the worry and trouble imposed upon landowners by Part I. of that Act. I am very grateful, therefore, for having been allowed this opportunity of bringing them to the notice of the Meeting, and I trust that Members of The Surveyors' Institution will not only themselves take full advantage of the relief afforded, but will do their best to induce others to do so. The larger the amount of income tax repaid under the Section, the stronger will be the arguments for further allowances being made in respect of the cost of upkeep.

Mr. S. H. Cowper Coles (Member of Council) said he rose to propose a hearty vote of thanks to Mr. Haviland for his clear and concise Paper. Those of them who had had to fill up forms under Section 69 of the Finance Act would endorse what the author had said as to the difficulties and troubles they had had to face.

Two or three suggestions which Mr. Haviland had thrown out deserved careful consideration. On page 88 he mentioned that in cases of small occupations on large estates it was in many cases found advisable for the owner to pay the income tax direct to the surveyor.

He personally had found that of great advantage when working on estates consisting of small occupiers. It saved many corrections later in the year and much

trouble, and as nowadays they were brought so much into contact with the surveyors of taxes, he thought it well to encourage a system by which they were able to make their payment direct to him instead of to the local farmer or blacksmith who might be the collector. When large estates made those payments direct he considered that some system of compounding should be allowed as in the case of rates.

In the proof it was stated that "The income tax is "payable on the annual value, which is the rack-rent at "which the property is let, or if not let is worth to be "let, by the year, the occupier undertaking to pay "tithe." Those words were not clear, and he hoped that Mr. Haviland would reconstruct that passage, as there was difficulty in driving into a laymen's head that he did not pay the tithe direct but that it was included in the rent and deducted before the taxes.

He fully endorsed what Mr. Haviland had said as to surveyors of taxes, and although extra work had been thrown on them, he should say, as far as his own experience went in the west—in Wiltshire, Gloucestershire, and Breconshire—they had done much to help in getting the work completed.

He did not like Mr. Haviland's suggestion of a flat rate deduction of 25 per cent. Certainly it would let the bad landlord off who would be careful under the Housing and Planning Acts, but what he feared most was that if a general deduction were made in that way, it would at once be made into a political cry that they were receiving another rebate for money not earned.

It was disappointing that up to May last so few people had sent in their claims, but he believed the claims had been very heavy during the rest of the year,

and he hoped early in the new year somebody in the House would ask for fuller returns, and that the figures would be satisfactory.

He again congratulated Mr. Haviland on his admirable Paper, and it gave him great pleasure to propose the vote of thanks.

Mr. J. H. SABIN (Fellow) said he had much pleasure in seconding the vote of thanks proposed by Mr. S. H. Cowper Coles. As the greater part of his practice had to do with the management of agricultural land, the relief from income tax under Section 69 of the Finance Act was a matter of much interest to him. As one of those who took a part in approaching the Chancellor of the Exchequer upon the subject he had had particulars prepared of the outlay on estates held under various circumstances in different parts of the country, but in that preparation he had had much difficulty in arriving at the outlay which might reasonably be said to be the proportion for maintenance of the property as it appeared from the strictly ascertainable figures. He was inclined to think, in making their returns, many might find that a difficulty with the surveyors of taxes. He understood the surveyors were dealing with the matter in a broad sense, and he believed it was the intention of the Chancellor of the Exchequer that that should be so; but the difficulty was what was meant by maintaining the rent? Supposing, for example, a farmer came to the agent and said, "I must have this land drained if "I am to continue paying the present rent," and the agent, considering that the farmer ought to bear his share, replied, "I cannot drain this land unless you pay "some interest on the outlay." If interest were paid

would they be entitled to take such outlay into account as being necessary for the maintenance of the rent? The provision of water supply, the erection of cottages, the improvement of premises, were all matters necessary to *maintain* rents, yet part of the outlay thereon might bear interest. Was such part as bore interest to be excluded from the claim?

On an estate in Staffordshire, on an income of about £3,000 a year, the repairs and so much of the outlay as would not bear interest reached a total of 15 per cent. as compared with a deduction of 12½ per cent., and when the additional outlay was taken into account the percentage amounted to 20½ per cent. He stated that as the most favourable case within his knowledge, because it was on an estate where the buildings and houses were in a good state of repair, where there were few cottages to maintain, and where the tenants were men who were capable of doing a considerable amount of repairs themselves.

The next case he took was that of several estates in different parts of the country having a total rental of £35,000, and there he found that the percentage for repairs was 16¼ per cent. instead of the 12½ per cent. allowed, and this together with the interest on the sums expended to maintain the rents brought the total percentage to 21½ per cent.

On a less favourable estate with a rent roll of £2,300, where there were a good many thatched cottages, some of them neglected, the extent of outlay for repairs was 21 per cent., while the additional amount required for maintenance raised the outlay to 26 per cent.

On yet another small estate the figure worked out at 20 and 26 per cent. respectively. Agents would have to make a much closer analysis to arrive at what was the

productive outlay as compared with the unproductive outlay if the landlord or agent insisted on interest and this productive outlay had to be taken into account. In connection with those remarks he wished to draw particular attention to the clause in the section "For "the purposes of this section the term 'maintenance' "shall include the replacement of farmhouses, farm "buildings, cottages, fences, and other works, where "the replacement is necessary to maintain the existing "rent." He ought to add that in all the figures he had given he included 5 per cent. for management and insurance as provided in the Act.

Where old buildings were pulled down, and the tenant did not pay anything in respect of outlay for the new ones, he assumed the whole of the outlay would be taken into account as repairs, but where they were pulled down and better accommodation provided he thought interest should be permitted to be taken into account.

In this world he supposed only a rough sort of justice was done even under the best regulated conditions, but by the provisions of this Act it seemed that a man who had spent the most money during the last twenty years, say, in replacing old buildings and keeping up the condition of the estate in a superior manner, as compared with a man who had neglected the estate altogether, was placed in a very invidious position. His annual repairs had been considerably reduced—perhaps much under 20 per cent., while the neglectful and careless man succeeded in getting his 25 per cent.

As there were no doubt other gentlemen present desirous of speaking, he would confine his remarks to one or two other observations only. It was most important that income tax should be paid by the owner direct. It was almost impossible to get a tenant farmer

to take the same care which could be given to the matter if a good return were made to headquarters. He had had extraordinary instances of that when farmers were assessed at the whole amount of tithe in addition to their rent, when it should have come out as a deduction from the rent.

Another point was in regard to letting to County Councils. Those bodies were claiming that although they were entitled to a deduction of one-eighth on the rents which they received, the rents which they paid were not subject to such deductions, and that they were entitled to receive in payment a tax on the full amount of rent paid. On that point some surveyors were supporting them, some, it was true, were altering the assessment and so securing the landlord from loss; but it was possible, in those circumstances, that the County Councils would receive as the deduction as large an amount of tax as they were actually paying.

There were many other points to which he might have referred, but he did not propose to go into them then, but there was one his friend Mr. Walter Langridge mentioned to him, and that was, what was to happen to the owner who had not held his estate for a period of five years? How was he to arrive at an average in order to make the necessary return? He did not know if it were possible to make a requisition on title that the vendor should supply the particulars of the outgoings before selling, but in any case he feared there were not many who could do it.

The SECRETARY then read the following communication from Mr. H. B. Napier (Fellow):—

I am sorry that a business engagement prevents my

attending to take part in the discussion on Mr. Haviland's Paper.

I do not know, however, that I have much to add to the Paper I read during the early summer at our Provincial Meeting here, which has already been published in the *Professional Notes.*

I cannot too strongly urge surveyors responsible for the management of estates—large or small—to make application for relief where they are entitled to it. I have heard it stated in more than one quarter that where the possible relief is not substantial it is not worth the trouble. The trouble, when really tackled, is not serious, and justice to landowners will never be forthcoming if those responsible for the management of estates do not avail themselves of the concessions offered.

There is one great injustice under Section 69; every estate in England has cottage property let at above £8 per annum, and a considerable number of houses let at varying figures also in excess of this figure, an expensive luxury but unavoidable. On the estate I manage repairs under this heading are approximately 45 per cent. per annum.

I hope that any movement for further concessions will not take the form of a "flat rate" reduction of 25 per cent., which will simply mean a premium to a limited number of bad landowners at the expense of the good.

Every estate should be entitled to a rebate under Schedule D, which would be absolutely fair to the landowner and just to the revenue.

Mr. W. F. Ingram (Fellow) said it gave him great pleasure as one who came from the same county as

Mr. Haviland, to say how much obliged he was to him for his Paper, which he thought would be most valuable to surveyors in future.

There were one or two points upon which he wished to say a few words. First, with regard to woodlands. There was no doubt a hardship in that case, but probably most owners of estates were getting their assessments lowered, so that it would not be quite so bad in the future as it had been in the past.

He quite agreed with the previous speakers that it was far better for landlords to pay the income tax direct as the tenant could not be expected to insist on the proper deduction, especially as in many cases, such as tithe, he did not know what it was.

He personally had found, particularly after the amount of work they had to do in that direction of late, that it was much better for the agent to get out all requisite figures at the quinquennial valuation, to send in their figures and take care that they paid the income tax themselves for the landlord. What he did, and what no doubt others did also, was to have a copy of the tithe apportionment in every parish with which he had to do properly worked out—the tithe on every farm. He kept that together with a copy of all assessments, gross and rateable, and a copy of the quinquennial assessments that he sent in. When one had that, although it was a certain amount of trouble to work out, it was most useful, and he should advise every young surveyor to do the same as it saved an infinity of future trouble.

With regard to Mr. Haviland's Paper, he thought the sentence in the proof with reference to rates and taxes paid by the tenant, which should be paid by the owners,

did not read quite rightly. It made it appear that in the case of an owner who paid £100 a year, and also paid £2 land tax, which the landlord should have paid, he would be charged on £102 where, in point of fact, he should be charged on £100.

Mr. Haviland stated on p. 89 that the surveyors of taxes deducted the cost of repairs from the gross annual value, but in point of fact he found certain surveyors took it from the net annual value—that was after taking off the tithe. He agreed with Mr. Haviland and the previous speakers that every owner ought to claim the additional costs of repairs, whether it were little or much. They were not likely to get any further relief unless they showed that they really wanted it.

Mr. Charles Bathurst, M.P. (Visitor), said he did not know if, as a visitor, he should be in order in saying a few words, but having acted as secretary to the Central Land Association, at the time when it took this work in hand, perhaps he might say that he had been very disappointed when putting the question to the Chancellor of the Exchequer in May or June last to learn from him that something less than £8,000 had been claimed by way of rebate under Section 69 of the Finance (1909-10) Act, 1910; especially in view of the fact that the Chancellor himself acknowledged, when they waited as a deputation upon him, that owners were clearly entitled to considerably more than he was able to offer, but he hoped they would be contented with the paltry sum of £500,000 a year. He had again put down a question which would be answered by the Treasury the

following day as to the actual amount which had been repaid to owners of property during the current year, and how many owners of property had made their claims under that section.*

Might he take the opportunity of thanking The Surveyors' Institution, the Land Agents' Society, and last, though not least, Mr. Sabin himself, for the very valuable assistance they had given to the Central Land Association when the matter was taken in hand by them some two years ago.

He was entirely in accord with what had fallen from Mr. Cowper Coles and other speakers as to the desirability of giving up their claim to a flat rate of repayment. Landowners, although they had been glad to receive even the small concessions on that basis under Section 64 of the Finance Act, 1894, had not found it altogether a happy precedent, and he hoped they would not act on it in the House of Commons in future, for he was sure, as Mr. Cowper Coles indicated, it would only be putting a weapon in the hands of those who regarded it as something in the nature of a bribe to owners of property—especially agricultural property—without reference to actual expenditure.

As the form was originally used it would appear that a separate return had to be made in respect of

* Since Mr. Bathurst took part in the above discussion he has received from the Chancellor of the Exchequer the following reply to the question in the House of Commons to which he referred in his speech :—

"During the current financial year claims for repayment of income "tax, under Section 69 of the Finance (1909-10) Act, 1910, have been made "by 1,165 owners, and the amount repaid is £23,236. These figures refer to "England and Wales only, the figures for Ireland and Scotland not being "at present available. In the financial year 1910-11 claims were made "by 573 owners in the United Kingdom, and the amount repaid was "£5,122."

cottages on the one hand, and agricultural land and farm buildings on the other. They had, however, had an assurance during the last six months from representatives of the Treasury in the House of Commons that no separation was in fact to be made in future, although the form indicated that that was originally the intention of the Inland Revenue Commissioners. In other words, though the expenditure on cottages might often, and did often, exceed 25 per cent. of the income received from them whereas the outlay necessary to maintain the other buildings and agricultural land might be less than that amount, there was no reason why the owner should not claim an average of 25 per cent. on the whole property. That was not clear in the Act of Parliament, and he thought it most desirable that it should be made clear by an amendment of the Finance Bill now before the House, or in the course of next Session, when they hoped the business of the House might not be so congested as it had been of late.

Mr. Sabin had referred to the very difficult and important question as to what constituted an outlay for the purpose of maintaining the rent. It was indeed most difficult precisely to define or interpret that expression, and he thought it just as well that the agents of landed estates should not attempt to do so too precisely, but he had suggested to the Chancellor of the Exchequer that a very useful precedent was to be found in the Settled Land Act of 1882, which specified the modes of expenditure for improvements, and which, taken in conjunction with the subsequent Act of 1900, showed what outlay was for the purposes of these Acts deemed necessary to maintain rents and what was calculated to

produce new income. He ventured to suggest that where they had to interpret that expression in future they might safely fall back on the Settled Land Acts to do so.

He did not know how the Commissioners intended to interpret Section 69, but he imagined they would take an estate as a whole, and distribute the average expenditure so as to maintain the aggregate income of the estate, *i.e.*, they might have on one part of the estate, as was often the case, a considerable expenditure to make farm buildings suitable for a new tenant, and they might not have that same expenditure for another six, seven, or even ten years, but on another part of the estate they might have a similar large expenditure. If it were only to maintain the aggregate rent for the whole estate it was not unfair that so large an outlay for the replacement of farm buildings or a part of them should be allowed.

The matter was still in embryo, but any help that The Surveyors' Institution could give the House of Commons to maintain landowners' views would be greatly appreciated by those who, like himself, tried to do something in a small way in that House to obtain justice for agriculture.

Mr. J. Whitton Aris (Fellow) said he should like to join in the vote of thanks to Mr. Haviland for bringing the subject before The Institution. He especially wished to speak upon the question of tithe and "annual value"; but he approached the subject with some diffidence, as his experience differed from that of Mr. Ingram. Whilst agreeing with most of the matter published in the

admirable pamphlet issued by the Central Land Association, he thought it was not quite sound on the question of tithe. He had never yet seen a legal definition of "annual value," since the Act of 1892 made tithe a landlord's compulsory payment; but all the surveyors of taxes, with whom he had dealt, had allowed the tithe to be included in the "annual rent," taking off from that the rates, if the landlord paid them, and adding the allowance for repairs, if the tenant did them, to arrive at the "Gross Annual Value" or "Annual Value" from which would be deducted tithe, land tax, draining rates, &c., and the allowance of one-eighth or one-sixth to obtain the "Net Assessable Value."

The author did not solve the question of "Annual "Value" in quite the same way, but he advocated that one-sixth or one-eighth should be calculated on the Gross Value inclusive of tithe, and that was the important matter. To an estate of which £4,000 of tithe was paid yearly it meant a difference of some £25 or £30, which would neutralize a good deal of the benefit of the concession under Section 69 of the Finance Act. Therefore he considered that it should not go forth to the world that The Surveyors' Institution considered tithe was a matter that should not be included for the purpose of calculating the allowance.

He should like to thank the Central Land Association for the good work they did in persuading the Chancellor of the Exchequer not to insist upon keeping farm lands and cottages in, so to speak, separate watertight compartments. A case had happened in his own experience where that concession meant an increased return of £11, a thing which might happen to many agents. It was the cottages, as a rule, that were the most expensive and

required the most repairs, and it seemed to him, if they were to get the benefit of the promise of the Chancellor of the Exchequer to increase the allowance, it would be of greater value and more likely to be realised in connection with cottages on which not only should more than 25 per cent. be allowed, but those of greater value than £8 per annum should be included. He submitted that the £8 limit might legitimately be increased to £16.

Under the Town Planning Act every tenant occupying a house up to £16 was impliedly considered not responsible enough to see that his premises either were tenantable on entry or remained so, and the landlord was made responsible for everything—even accidents to third parties. Therefore he suggested that if the Central Land Association should try for any improvement, success was more likely to be attained along those lines.

As the last speaker said, the small amount of the claims was particularly unfortunate, and likely to create a bad impression. But, besides the fact that a good many people had not yet sent them in, there was the explanation that difficulty and delay had arisen when the estate overlapped the districts of several surveyors of taxes. In the case of an estate that ran into about seven counties, although the claim was made in February last, he only the other day received a letter from the surveyor informing him that he had not yet been able to get them through, though every effort had been made to expedite matters by dividing up the claim into parts and sending them "on tour" independently.

It would be also interesting and instructive to compare the results on large estates with those on small

or privately managed ones. Such a return, if available, would probably help to rebut the charge of indifference on the part of large proprietors at any rate, and of neglect of their duty on the part of their agents. Another possible explanation of the smallness of the sum refunded was that in the case of small properties it might well have been thought expedient to wait and send in two or three years' claims together.

Mr. HAVILAND, in reply, said he was much pleased at the kind way in which his Paper had been received, and at the admirable discussion which it had elicited from which he had benefited greatly.

A good deal of comment and criticism had been directed to his remarks on tithe and to his definition of "annual value." He accepted Mr. Cowper Coles' criticism with the greater humility, because the Secretary, from whom he invited criticism, had raised the same point before the Paper was printed. He had, however, allowed it to go to press in the form in which it appeared, though it would have been noticed that he had read the paragraph in an amended form.

He had said, "The tax is payable on the 'annual value, "which is the rack-rent at which the property is let, or "if not let is worth to be let by the year, the occupier "undertaking to pay tithe and such rates and taxes and "other burdens as are by law a charge upon him, and "the owner doing necessary repairs." When the Income Tax Act of 1842 was passed, of course tithe was payable by the tenant. Under the Act of 1891, in the case of all agreements entered into subsequent to that date, the owner was responsible for the tithe. Therefore in all

those cases the tithe was deducted from the gross rent in arriving at the annual value.

With regard to the criticisms by his friend Mr. Ingram and others, he could only say that he was still unrepentant, for he did think he was right in saying that "if the tenant pays rates and taxes which are by law "a charge on the owner the amount so paid should be "added to the rack-rent." He might be wrong, but he thought he was right.

Also, in paragraph 4 of page 89, he said, "As a matter "of practice one-eighth and one-sixth of the *gross value* "including tithe, are allowed off the *annual value* in "the cases of lands and houses respectively." He could not even suggest that that practice differed in different counties, because his friend Mr. Ingram came from the same county as himself, but it was certainly so in the districts he had to deal with. Possibly the one-sixth and one-eighth should be of the annual value, but in his case they were taken from the gross rent, including tithe, which was an advantage to the landowner.

A good deal of exception had been taken to the idea of a flat rate deduction. He did not press that matter. The meeting might have noticed that he touched on it rather tenderly, for he thought it would evoke a good deal of criticism. He only said that it was a possible solution of the question which should not be entirely lost sight of.

As to Mr. Sabin's difficulty, personally he considered that when the cost of drainage was shared by the owner and tenant, the former should apportion the cost. That part which he bore himself, without getting a corresponding increase of rent, he could include in Form 99; but he would have to exclude from the form any portion on which he got an increased rent.

Mr. Ingram seemed to think it did not much matter that owners were assessed under Schedule B on the imaginary profits of the occupation of woodland. For his part he thought that it was undoubtedly a hardship, and they ought to be able to get off payment if they could prove that they got no profits from the occupation of the woodlands. He had appealed in one case and had got the assessment reduced to 2*s.* an acre, but it should be remembered that in the case of a landowner who was a supertax payer, he had to pay at least 2*s.* in the £ for taxes, viz., 1*s.* 2*d.* under Schedule A, 4*d.* under Schedule B, and 6*d.* super tax, and that in many cases on an "income" which did not in fact exist.

There was one question which he had not been able to embody in his Paper, as it only came to his notice that afternoon, but it was of great importance and interest. The question was, "What was a farmhouse "under Section 69?" He had a case brought to his notice that afternoon which was worth relating. A farmhouse was let to a *bona fide* farm tenant as a dairy farm. In addition to selling milk which he produced on his own farm, the tenant bought some from other farmers in the neighbourhood, and the surveyor of taxes said his house could therefore no longer be treated as a farmhouse under Section 69. It seemed to him (Mr. Haviland) absurd that the landowner, who had no control over his tenant in such a matter, should have to suffer for his tenant so selling his milk.

He was sure that the Central Land Association at their meeting on the 12th December would take the matter up, as it was undoubtedly a great hardship on the owner.

He had stated that the amount of deductions under

the Act of 1894 in respect of land was £6,000,000, and it was worth remembering those figures and calling special attention to them, because the extra relief under Section 69 was on the same scale, and if they could claim the same amount he did not think the Chancellor's estimate of £500,000 at all too high. If they had been able to get £6,000,000 off land under the 1894 Act, they ought to be able to get a great deal more than £500,000 under Section 69, and he was sure that when the answer of the Chancellor of the Exchequer was obtained it would be found that the £8,000 paid up to March last would be more than doubled.

He hoped that every Member of The Surveyors' Institution would do his best, not only to make claims himself on behalf of those for whom he managed but to influence others to do the same, as if it could be shown that those claims could be substantiated a strong case would be shown for further relief being granted, and in that way the hands of the Central Land Association would be greatly strengthened.

The PRESIDENT, in putting the vote of thanks to the Meeting, said they were most grateful to Mr. Haviland for giving them such a valuable Paper. He regretted that there were not more Members present to hear the Paper read; but it was one which he was sure they would read carefully, and they would find it most useful for future reference.

Every encouragement should be given to owners on the question of repairs, maintenance, and improvement of properties if the land was to yield the utmost it possibly could, and it was also most desirable that

everything should be done to encourage the building of cottages and the better accommodation of the rural population.

The vote of thanks was put to the Meeting and carried unanimously.

The Meeting then closed.

Paper 380.
No. 572.

THE TENDENCY OF RECENT MODIFICATIONS OF THE LANDS CLAUSES ACTS.

By FRANK W. HUNT (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution *held on Monday, 8th January*, 1912.

W. Edgar Horne (President) in the Chair.

The President in his inaugural address to The Institution at the commencement of the present Session referred to the practice which is becoming more frequent, and during the last few years very marked, of seeking, often with success, amendments to the code known as the Lands Clauses Acts. If I may presume to say so, he expressed a view I am sure met with a ready response from every Member of this Institution: that property which "is needed for public purposes should "be acquired readily and on terms fair both to the "community and the owner . . . ." The fact that there have been so many and, in some instances, such radical departures from the code of compensation law embodied in the Lands Clauses Acts must be accepted as evidence that Parliament has been convinced that these Acts, in the form in which they were passed, do not in the circumstances of to-day meet the test applied by our President.

It is not my purpose to discuss these Acts from a legal point of view; a task I could not hope to achieve even if I were presumptuous enough to essay it. My object is to draw your attention, from a surveyor's point of view, to some of those modifications with which we should be familiar, in order to advise rightly those whose interests we are to conserve.

For the choice of my subject I make no apology. Its importance to our profession is undoubted. The giants of the profession have usually been those who have excelled, either as witnesses or in the arbitrator's chair, in that particular branch of our work which has relation to the purchase of property under compulsory powers. And yet, when I had occasion some time ago to refer to the Index to the Transactions of this Institution covering the period from 1868 to 1910, I found only two entries under the heading of the Lands Clauses Consolidation Acts with a cross reference to "Compensation." Under this latter heading were four other entries relating to the Acts. Apart from Mr. Harper's Paper on "Trade "Claims," the Papers relating to the Lands Clauses Acts and possible Amendments thereof have all been submitted to the consideration of The Institution by members of the legal profession. My object is, as before stated, to consider the matter from the surveyor's point of view.

It is interesting to find that even in the first Paper read in 1874, after some thirty years' experience of the working of the 1845 Act, that proposals were suggested for amendment. The next Papers were two in 1890, also devoted to modifications of the original Act, principally in the direction of providing a choice of tribunal in cases of disputed compensation. From the discussions on these Papers, the difficulties then were the same

problems with which we have still to grapple, notwithstanding the many changes in the principles of the Acts authorised imperceptibly, it may be, by Parliament.

When reference is made to the Lands Clauses Acts, in most cases the Act of 1845 is intended. This Act is one of the products of that period of Parliamentary activity extending over the period between 1840 and 1850. Its object is aptly set out in the preamble, repealed by the Statute Law Revision Act, 1891 :—

" Whereas it is expedient to comprise in one general " Act sundry provisions usually introduced into Acts of " Parliament relative to the acquisition of lands required " for undertakings or works of a public nature and to " the compensation to be made for the same and that as " well for the purpose of avoiding the necessity of " repeating such provisions in each of the several Acts " relating to such undertakings as for ensuring greater " uniformity in the provisions themselves . . . " the provisions we know as the Lands Clauses Act, 1845, were enacted.

It is to be observed that the Act does not purport to make new law, but collects and codifies those provisions usually inserted in Acts for the compulsory purchase of lands. The Act was passed as the result of the labours of a Parliamentary Committee appointed in 1844, and forms the basis of the law of compensation. If a further definition of its objects be required it is to be found in the words of Lord Blackburn. " The Lands Clauses " Consolidation Act was passed to make a general code " regulating the manner in which lands might be taken " under the authority of Parliament and compensation " made for injury occasioned by what was thus legalised " by the Legislature."

The Act was passed over sixty-five years ago, and it

would indeed be surprising if the experience of two generations had not shown that certain of its provisions required amendment, and such amendments were in fact frequently made. A reference to the model Bill and clauses, however, shows to what slight extent such modifications have proved acceptable to the authorities of the House. It is not proposed at this stage to refer to them in detail, but those embodied in the model Bill will be indicated when discussing specific amendments later on.

A careful consideration of the framework of the Act, the judicial decisions upon it, and the practice that has grown up under it, shows that the principle and practice may be briefly stated as follows:—

(1) The power of compulsory expropriation not to be exercised except by authority of Parliament, to whom an owner may, if he desires, appeal.

(2) The lands to be taken are restricted to what is actually required for the undertaking.

(3) An owner is entitled to be paid the value of the property to him at the time of the inquiry and compensation for damage due to the taking of the lands, irrespective of any benefit he may, in respect of other lands belonging to him, obtain by the execution of the works.

(4) The addition of a percentage to the value of the land taken as compensation for compulsory purchase amounting at the least to 10 per cent. on that value.

(5) The claimant has the right of selecting the tribunal to settle the case in the event of no agreement, including the right to a jury, which, under the Act, is the normal tribunal.

(6) An owner cannot be compelled to sell part of a

house, other building, or manufactory if he is able and willing to sell the whole.

It is proposed to deal with these principles *seriatim* and to ascertain in what way more recent legislation has modified them.

(1) Although not strictly a modification of the Lands Clauses Act, a very important change has of recent years been made in the manner in which the Acts can be applied. When passed, the usual way was by incorporation in a special Act, which conferred upon the promoters the right to enter upon, take, and use certain lands defined on deposited plans. The Acts were also incorporated by way of Provisional Orders granted by one of the departments of State and confirmed by Parliament. The machinery of a special Act ensured that, generally, no owner, if he objected, could be expropriated except by the direct authority of Parliament, although there were a few exceptions existing even in 1845.

This machinery in later years was considered to be cumbersome and expensive, and we have seen during the last few years a large development of powers granted by means of orders made by public departments without the necessity of recourse to Parliament.

An example of this is seen in the Housing of the Working Classes Acts. The Consolidating Act of 1890 provided that all schemes under Part I., *i.e.*, large clearances of slum areas, should be made the subject of Provisional Orders and an order so made "shall not be "of any validity unless and until it has been confirmed "by Parliament." In the amending Act of 1903 the necessity of confirmation by Parliament was removed in certain cases. When we reach 1909 we find the previous

legislation on this point repealed, and an order of the Local Government Board, sanctioning a reconstruction scheme and authorising the compulsory purchase of land for the purpose, taking effect without confirmation by Parliament.

Similarly the compulsory purchase of lands for the erection of artisans' dwellings under Part III. of the Act of 1890 was made possible by means of a Provisional Order confirmed by Parliament under the Public Health Act, 1875. In the Housing and Town Planning Act, 1909, land required for similar purposes can be purchased compulsorily under an order submitted to and confirmed by the Local Government Board. The First Schedule to this Act prescribes the steps to be taken to give owners of property proposed to be acquired an opportunity of making known their views; and, if objection is made and not withdrawn, the Board must cause a local inquiry to be held, when all parties interested may attend and be heard.

The same machinery is available under the town planning section of the Act for a responsible authority to acquire compulsorily land comprised in a town planning scheme.

The Small Holdings and Allotments Act, 1907, is another recent statute which enables a department of State to make an order putting in force the provisions of the Lands Clauses Act. The machinery as to objection and local inquiry is the same as in the case of the Housing Act, and the order when confirmed by the Board of Agriculture has the effect of an Act of Parliament. This statute, however, applies not only to the purchase of land compulsorily, but also to the compulsory hiring of land for a period of not less than fourteen nor more than thirty-five years. There are certain limitations

set upon lands that can be acquired compulsorily under an order made under the Act, which codified the law dating back to 1887.

The Development and Road Improvements Funds Act, 1909, extends the principle further by placing the making or confirmation of an order in the hands of a body of commissioners constituted *ad hoc* for the purpose of that Act. So far as these purposes relate to the "economic development" of the United Kingdom, under Part I. of the Act a limitation on lands that may be compulsorily acquired is imposed similar, so far as it is applicable, to that in the Small Holdings Act, 1907.

For the purposes of Part II., relating to road development, the Road Board constituted under the Act may put in force the Lands Clauses Act by obtaining an order from the Development Commissioners with a similar limitation in respect of lands on either side of the road, but not apparently to the site of the road itself.

There is a further class of Acts where in effect compulsory powers are exercised without the necessity of the authority exercising them obtaining the approval of a confirming authority. Under the London Building Act, 1894, the London County Council may determine on the laying out of new streets or the adaptation for use for carriage traffic of any way not previously so used, that the street shall be of a greater width than 40 feet. In that event the owner must set back accordingly and compensation is payable. Similarly, under the same Act, when buildings which project beyond the general line of buildings in a street are taken down to an extent exceeding one-half the cubical content, the owner may be required to set back to the general line of buildings,

on the payment of compensation for any damage and expense he may sustain thereby.

The powers conferred by the Tottenham Urban District Council Act, 1900, however, extend further than this. This Act is merely typical of many others conferring almost exactly the same powers. The Council may prescribe and define in any street repairable by the inhabitants at large, which in their opinion is narrow or inconvenient or without any sufficiently regular line of frontage, a line of frontage to be observed on either side of such street. The line so prescribed must be shown clearly on a plan which must be signed and deposited and open for inspection by the public at all reasonable hours without charge. One month before the line is formally defined notice must be served upon all the owners interested whose names and addresses the Council can ascertain. No new building or obstruction is to be placed nearer to the centre of the street than the prescribed line. Compensation is payable and betterment is allowed as a set-off.

This procedure raises an important question as to the advantage of the adoption from a purchasing authority's point of view of a plan showing in advance lines of proposed improvements. It has been discussed often, and the reason urged for its adoption is the great advantage which would result from the laying down of a comprehensive scheme of widenings and new thoroughfares, the existence of which would be widely known and which would enable owners in redeveloping estates to conform to its general lines. The disadvantages are obvious to those who have to purchase for promoters, and no doubt, so long as human nature remains what it is, there will always be too many owners who would be tempted to make such arrangements with regard to

property likely to be affected that the cost of an improvement would be so considerably enhanced as to become prohibitive.

In the Liverpool case, passed in 1908, the powers were made to apply to the existing buildings extending in front of the prescribed line. Owners were empowered, if requested by the Corporation so to do, to enter upon premises, notwithstanding the existence of leases, to carry out the order of the Corporation. Compensation is payable, and an arbitrator may determine, where it is alleged part cannot be severed without detriment to the remainder, what part less than the whole can be so severed.

There are many more instances of the same kind where compulsory powers for the acquisition of property for street widenings are enforced merely by the resolution of the authority exercising them, six cases occurring in the session of 1908; but those I have mentioned indicate the tendency in this direction.

(2) The lands to be taken compulsorily by promoters were, under the Lands Clauses Act, 1845, restricted to what was actually required for the undertaking, and special provisions were inserted giving to owners a right of pre-emption in certain cases to the surplus property. A series of judicial decisions early emphasised this limitation of the rights of promoters. Local authorities have long been treated on a different basis, even as long ago as 1866; although as recently as 1899 it was decided that a local authority had no power to take lands, even if shown on the deposited plans and described in the book of reference, merely for the purpose of reselling them at a profit, and that they were therefore not entitled to acquire any part of a

plaintiff's property not actually required for widening a street then in question.

In construing an Act conferring compulsory powers of purchase, a distinction has always been made as between a company operating for profit and a public authority. This was recognised specially in a case decided in 1884. From the judgment of the Court one gathers that the principle that promoters who seek to put into operation powers of compulsory acquisition of lands can do so only for the purposes for which they are authorised to take the land, "applies to a railway "company and also to a municipal body who have "power to take lands compulsorily for the purpose of "improvements; but as a railway company is chiefly "seeking profit in the transaction, whereas in the case of "a municipal body profit is not their object, in construing "the Act of Parliament a greater liberality has been "shown towards a public body, such as a municipal "corporation or the like, than is shown to a railway "company, which is looked upon more as a body of "persons speculating for their own benefit."

The earlier improvement Acts generally extended only to the property cut by the line of the street, but no doubt from time to time there were exceptions which were not objected to. In 1877, however, in connection with some important improvements in London, the Bill authorising them passed the House of Commons with a clause enabling the purchasing authority to acquire such of the lands shown on the deposited plans as they might deem necessary for the purposes of the improvement and for providing space for the erection of houses and buildings adjoining and near thereto. This was the first occasion when a recoupment scheme, as understood to-day, was submitted to Parliament; and when the Bill

reached the House of Lords, that House desired to exclude from the Bill the power to take any other lands than those which were required for the construction of the street. A difference arose between the two Houses. When ultimately the difference was arranged the principle of recoupment was recognised and established; the clauses were restored and have been applied ever since, with, as we shall see later, a further extension.

This question was incidentally considered by a Committee of the House of Lords in 1894, when the principle of betterment was in the process of being settled by Parliament. The Committee heard evidence at great length upon the comparative methods of executing large improvements, *i.e.*, the competitive methods of betterment *versus* recoupment. The discussions of 1877 were referred to and considered, and so well established as part of ordinary procedure had the innovation of 1877 become, that we find the House of Lords Committee suggesting a much greater advance in the application of the recoupment principle. They ultimately reported on the subject as follows:—

"The Committee have received evidence upon what "has been called 'recoupment,' that is to say, powers "given to a municipal or other public body to "take land beyond what is necessary for the actual "execution of the work, so that some part at least of "the improved value may be secured by the improving "public body in ease of the burden upon the ratepayers. "Some evidence was given by persons who had actual "experience of the operation of such a system, the "general effect of which was that it had not proved "successful; but the committee are not satisfied that it "has ever been tried under circumstances calculated to "make it successful, inasmuch as no sufficient power

" has ever yet been given to local authorities to become " possessed of the improved properties without buying " out all the trade interests, a course which is inevitably " attended with wasteful and extravagant expenditure."

It is believed that the bold conception of Kingsway and Aldwych was justified to some extent by this decision, and subsequently the large clearances in the neighbourhood of the Houses of Parliament were supported on the same grounds. Not only was the principle allowed to a public authority, but in 1906 a company was authorised to acquire compulsorily a large area in Westminster, in effect being an extension of an extensive scheme for which powers had been granted to a public authority some few years previously.

Bearing upon this recommendation of the 1894 Committee, which was presided over by Lord Halsbury, and comprised several members of the legal profession, the question arose whether promoters were able, when exercising compulsory powers, to acquire only certain interests in a property or whether they must purchase the whole of the interests subsisting. The evidence given before the Committee was chiefly to the effect that under Section 18 of the Lands Clauses Act, 1845, notices must be served upon all persons interested, if notice were served upon any; a view which would appear to have been held by the learned Chairman himself. It was admitted that there was no judicial authority on the point.

As a question of practice, of course, notices are not always served upon all persons interested, if for example it is known that any interest is of short duration, and that the promoters' powers are sufficiently wide to enable them to execute the works at some date in the future beyond the period of the lease. The writer has in mind the

case where promoters, having arranged terms with the freeholder, obtained powers to execute an important work within times limited in the special Act. Under the Act as first obtained all interests between the freeholders and the occupying lessees were purchased. Extension of time has been authorised on two subsequent occasions, although on the last occasion objection was taken in the House of Commons to the proposal. I do not think any further extension of time is likely to be applied for, but any interests which do not fall in soon will have to be acquired under the Lands Clauses Act. So far as I can see, there is nothing to prevent promoters adopting such a course, which is substantially that indicated by the Select Committee of 1894; but if there is a doubt under existing legislation, I should not anticipate any hesitancy on the part of Parliament in granting such modification as would lead to its consummation.

Most of the more recent Acts relating to such recoupment schemes authorise the purchase of lands as shown on the deposited plans not only to form new roads and widen existing roads, but also to form convenient building plots and to provide facilities for reinstating people who would be displaced. The following is an example of such a clause from a recent Act relating to improvements in London :—

"Subject to the provision of this Act the Council "may enter upon take and use all or any of the lands "shown on the deposited plans and described in the "deposited book of reference which they may require "for the purposes of the improvement or for providing "space for the erection of houses and buildings "adjoining or near to the improvements *or for the "purposes of recoupment or for any other purposes of "this Act.*"

The words in italics embody the most recent amplification of the clause.

It is interesting to note in the Development and Road Improvement Act, 1909, that the Road Board, where the Treasury have approved a proposal by the Board to construct a new road, may acquire the land requisite for the formation of the road, and in addition may acquire land on either side of the proposed road within 220 yards from the middle of the proposed road. The object of this provision was doubtless to enable the Road Board to recoup themselves some of the large outlay involved in the formation of new thoroughfares by securing the enhanced value conferred upon land immediately abutting on the new road, although there is included in the Act a modified application of the principle of betterment to secure the same result by different means.

So important did Parliament consider the principle of taking only so much as was required for the undertaking, that one of the groups of sections of the 1845 Act contained special provision as to the disposal of surplus lands. A period was set to operate, if the special Act prescribed no such period, within which the surplus lands were to be sold; and, if no sale within the general or special prescribed period took place, the surplus property vested in the owners of land adjoining thereto. Special Acts within recent years, other than Railway Acts, almost without exception specifically exclude this portion of the 1845 Act, as might have been anticipated from what has been instanced above. During the last few years nearly, if not quite, the whole of the great railway companies have obtained special powers with reference to surplus lands, more particularly in the direction of obtaining an extension of the ten-year limit

from the date of the completion of the works. Even so long ago as 1872 some of the railway companies obtained relief in that direction. In a recent session several of the larger railway companies operating in London obtained complete exemption from the operation of this section. For example, the Midland Company in the Act of 1909 obtained powers providing that the company shall not be required to sell or dispose of such lands, but may retain, hold, or use, or lease or otherwise dispose of the same.

As a modification of the principle, the Baker Street and Waterloo Act, 1906, contained provision excluding Section 127 and enabling the company to build over the station and sell or lease the same.

In one case at least the modification took the form of enacting that the surplus land of the company should not be subject to the provisions of the Lands Clauses Act.

(3) The basis of compensation under the Lands Clauses Acts is the value to the owner.

"When Parliament gives compulsory powers and "provides that compensation shall be made to the "person from whom property is taken for the loss he "sustains, it is intended that he shall be compensated "to the extent of his loss; and his loss shall be tested "by what was the value of the thing to him, not by "what will be its value to the person acquiring it."

This theory of the value to the owner received considerable emphasis in the case of *In re Ossalinski* v. *The Manchester Corporation,* decided in 1883, although four years earlier the Court had upheld an award where the arbitrator had taken into consideration the special value of the land owing to its fitness for the purpose of

reservoir and waterworks. In 1904 the theory was so well established that the Courts held that the natural adaptability of land for a special purpose is not only a proper matter for consideration, but before such consideration could be excluded it must be shown on the facts that there is no reasonable possibility of a market for the land in question apart from the particular scheme under which it is taken.

Recent legislation of a special class has modified this doctrine that compensation should be based upon the value to the owner.

Legislation relating to insanitary areas has always made special provision on this head. The original Act of 1875 fixed the basis of value at the market value, due regard being had to the nature and condition of the property. This was thought not sufficiently stringent, and certain further stipulations as to interests created and works executed after the date of the advertisement of the scheme were imposed by the amending Act of 1882. The alleged great cost of clearance schemes was still the subject of much discussion, and a very strong and representative Commission was appointed in 1888. The report of this Commission formed the basis for the consolidating and amending Act of 1890.

The basis therein set up for the value of property taken in connection with an insanitary area is very clearly defined. It is the fair market value at the time of the valuation, thus excluding the test of special value to the owner. The arbitrator must consider the condition of repair and probable duration of the buildings and must disregard any addition to or improvement of the premises made after the date of the advertisement. If the rental is enhanced by the premises being used for illegal purposes or overcrowded to an extent dangerous

to health, these considerations must be disregarded and a fair rental value assumed. Further, if buildings are not in reasonably good repair, the arbitrator must deduct the amount necessary to put them into a proper condition; and in certain cases is directed to value the property as a site plus the value of old materials.

Under the Act of 1845 the value is the value of the interest as existing at the date of service of the notice to treat, and early decisions settled that the nature of the interest is stereotyped by its service.

"I think that the valuation ought to be made as at "the time the house was about to be taken and should "be made of the exact interest which the plaintiff would "at that moment have had, assuming that the house had "not been taken. . . . The scheme of the Act I take to be "this: That every man's interest shall be valued *rebus* "*sic stantibus* just as it occurred at the very moment "when the notice to treat was given."—*Penny* v. *Penny*.

In practice the nature of the interest is fixed by the service of the notice to treat; but the value of that interest is assessed at the date of the inquiry, on the ground that the claimant cannot have possession and compensation for the same period.

After the service of the notice to treat the owner cannot lawfully deal with his interest, and an interest created or enlarged by him after the service of the notice is not the subject of compensation under the Lands Clauses Act. A long series of cases supports the latter part of this proposition, but it is to be observed that it is the interests created after the service of the notice to treat which are not to entitle the parties to compensation in respect thereof. The first part of the proposition relies upon a case decided in 1865, where it was

held that a notice to treat served by a railway company on a landowner so far constituted a contract that the owner could not afterwards put the property up for sale. This view was at a much more recent date, in 1904, considerably modified, as the following words from the judgment of Lord Justice Stirling indicate: "The "landowner, however, is only precluded from dealing "with his property in such a way as to subject the "company which has given the notice to a greater "burden in respect of compensation. . . . So long as he "does not infringe this rule he may, as it seems to us, "sell and convey his land to a purchaser."

Accepting this decision to represent the correct law on the subject, the Housing Act, 1890, constituted a departure from the general practice under the Lands Clauses Act by providing that when assessing compensation in respect of property compulsorily acquired under Part I. of that Act, there should not be included in the compensation any sum in respect of any interest acquired after the date of the publication of an advertisement stating that the improvement scheme had been made, so as to increase the amount of the compensation to be paid for the lands.

This statutory provision has formed the model of similar clauses inserted in many Private Bills, particularly for London, and I think I may say that from 1895 to the present time every Act relating to the purchase of property for public purposes in London has contained a clause on the following model :—

"In settling any question of disputed purchase "money or compensation under this Part of this Act "the Court or person settling the same shall not award "any sum of money for or in respect of any improve- "ment alteration or building made or erected or for

" or in respect of any interest in the lands created after " the day of if in the opinion of such " Court or person the improvement alteration or build- " ing or the creation of the interest in respect of which " the claim is made was not reasonably necessary and " was made or created with a view of obtaining or " increasing compensation under this Act."

The date inserted in the clause is generally the date when the proposals were first made public, although in a case before a Committee of the House of Lords the date of the Parliamentary Notice was inserted in lieu of the date when the scheme was first made public. A similar clause is also included in Bills introduced by the Board of Education to confirm Provisional Orders made under the Education Acts relating to the purchase of sites for schools in London.

The case referred to by the President in his inaugural address, where powers where sought to sterilise for compensation purposes any enhanced value accruing from public works executed within five years before the service of the notice to treat, may have reference to circumstances somewhat similar to those related above. I have not met the case in question; but the principle is not unknown in the practice of Parliament. The question of the purchase by a public authority of the water companies of London had been a subject of much consideration and public discussion for years. Parliament repeatedly inserted in Acts obtained by water companies clauses sterilising the value of the powers for compensation purposes of which the following is an example:—

" If the undertaking of the company be purchased " within seven years from the passing of this Act other- " wise than by agreement by any public body or trustees

"nothing in this Act contained shall authorise the "company to bring into account or to make any claim "in respect of any advantage conferred on them by or "resulting from the passing of this Act. Provided that "in the event of such purchase the company may bring "into account the actual amount of any capital expendi- "ture made by them in the exercise of the power of "the Act."

In one case at least the proviso as to capital repayment did not appear.

The compensation is to be assessed in respect of the damage sustained by the owner, irrespective of any advantage he may otherwise obtain from the carrying out of the undertaking for which part of his land is taken. In a case decided in 1866, a jury found that notwithstanding the operations of a company put an owner to expense in rebuilding a wall, the damage he sustained was nil owing to the enhancement in the value of his property by the company's operations, and the courts supported the verdict.

The principle of betterment, or a set-off of advantages obtained against compensation claimed for damages, appears first to have been embodied in the Housing Acts. A paragraph from the Report of the Royal Commission on Housing gives the history quite shortly:—

"In this country the principle (of betterment) has "been to a small extent adopted in the Acts of 1879 "and 1882. The former provides that an arbitrator is "to take into account, in estimating the amount of "compensation to be given to an owner, any additional "value given to the adjoining property of the same "owner by reason of the destruction of his house which "is in a bad condition. This, to some extent, incorporates

" the principle, but only as regards the same owner. " Then, in a clause in the Act of 1882, a provision was " introduced that where an obstructive building is taken " for the purpose of improving the adjacent property, " the improvements given to the property may be " charged upon it in the shape of a rate in aid."

These were embodied definitely in the Housing Act of 1890, Part II., relating to the removal of an unhealthy dwelling-house as contrasted with unhealthy areas dealt with under Part I. Section 41 provided that in all cases in which the amount of any compensation is in pursuance of this part of the Act to be settled by arbitration . . . .

(2) (*b*) The arbitrator shall have regard to and make an allowance in respect of any increased value which in his opinion will be given to other dwelling-houses of the same owner by the alteration or demolition by the local authority of his buildings. Under Section 38 of the same Act, relating to obstructive buildings, the benefit to an owner of any other building is taken into account, but the total amount of such enhancement to be recovered by the local authority is not to exceed the compensation to be paid by the local authority for the demolition of the obstructive building. This provision was not affected by the 1909 Housing Act.

Provisions embodying the same principle were included in the Light Railways Act, 1896, where the proviso to Section 13 is as follows :—

" Provided that in determining the amount of " compensation the arbitrator shall have regard to the " extent to which the remaining and contiguous lands " and hereditaments belonging to the same proprietor " may be benefited by the proposed light railway."

Again, in the Development and Road Improvement Act, 1909, the special provisions as to purchase of

property compulsorily set out in Schedule I. contain the following:—

"(*c*) In determining the amount of any disputed "compensation under any such order . . . . the "arbitrator shall have regard to the extent to which "the remaining and contiguous lands and hereditaments "belonging to the same proprietor may be benefited by "the proposed work or road for which the land is "authorised to be acquired by the undertakers."

A much wider question arises when works of improvement are undertaken by a public authority. The 1894 Committee of the House of Lords was appointed to consider and report whether "in the case "of improvements sanctioned by Parliament and "effected by the expenditure of public funds persons, "the value of whose property is clearly increased by an "improvement, can be equitably required to contribute to "the cost of the improvement . . . ."

The Committee after taking much evidence reported that—

"(1) The principle of betterment, in other words "the principle that persons whose property has clearly "been increased in market value by an improvement "effected by local authorities should specially contribute "towards the cost of the improvement, is not in itself "unjust, and such persons can equitably be required to "do so. . . . ."

The Committee laid down certain rules, the Standing Orders of the House were subsequently amended, and in respect of certain Bills then before the House a clause was settled embodying the Committee's decisions, and this has since appeared in a limited number of Acts, principally relating to London. The costs connected with the elaborate procedure are very heavy, and only

in very special circumstances has it been found financially advantageous to apply the principle. In the one case where undoubted betterment accrued, the whole of the property, viz., that on the south side of the Strand, was excluded by a Committee of Parliament from the betterment area.

In quite a large number of recent private Acts obtained by municipal authorities the same principle has been applied; in some cases in a form differing from what one may call the standard clause, but generally in the form that permanent increase in value of remaining lands of owners is to be taken into account in settling compensation for lands taken. In one case in the session of 1909—the Wallasey Tramways and Improvements Act—power was given for the levying on certain scheduled property an improvement charge, which was not to apply to such property as belonged to owners who conveyed to the Council, without payment, land required for the improvements.

(4) The fourth point does not arise from statutory enactment but from custom, and is that generally referred to as the 10 per cent. allowance for compulsory sale. This allowance is made only in respect of the value of land taken, and not on compensation for damage to land not taken or on other items for which compensation has to be paid. If the reason for the allowance be, as I have often heard it stated, to cover any future enhanced value which cannot now be calculated, it has always seemed to me illogical to add it to the item which can most exactly be calculated and exclude it from others which are not capable of so exact an appraisement. There is no foundation for the allowance of this in any statute or judicial decision, but

it has become customary to allow this percentage in cases where land is put to its most profitable user, such as building, although in other circumstances larger percentage additions are not unknown.

The origin and history of this allowance was, in my opinion, aptly described in evidence given by an eminent lawyer before a House of Lords Committee when examined by an ex-Lord Chancellor:—

"It is a thing that has attached to valuation under "the Lands Clauses Act, and has been allowed so to "attach by the Legislature, which must have been "conscious of the existence of the practice, almost "as a legal right, and in some of the later Acts the "existence of this practice has been so far recognised "that special provisions have been put in to say that it "shall not apply to those cases, so that I think, however "it has been introduced, it certainly has continued with "the sanction of the Legislature."

Probably the Acts most known in this room which first had the effect of depriving claimants of the 10 per cent. allowance were the Housing Acts 1875-1882, amended and codified by the Housing of the Working Classes Act, 1890, which, in the case of property of an insanitary character acquired for the carrying into execution of schemes for remodelling an insanitary area, directed that in assessing compensation for such property the estimate of value was to be based on certain specified conditions "without any additional allowance in respect "of the compulsory purchase."

Under the Housing and Town Planning Act of 1909 this elimination of the 10 per cent. is not only continued as to insanitary property itself but is applied to purchases of sites under Part III. for the erection of lodging-houses. "In determining the amount of any disputed compensa-

" tion under any such order no additional allowance " shall be made on account of the purchase being " compulsory." The same procedure being applied by Section 60 of the Act, authorising responsible authorities to purchase land included in a town planning scheme, it will be seen that the 10 per cent. allowance is not to be made in the case of purchases for town planning purposes.

In the Small Holdings and Allotments Act, 1907, Section 26 (5), re-enacting provisions of earlier Acts, similarly provided that " In determining the amount of " any disputed compensation under any such order, no " additional allowance shall be made on account of the " purchase or hiring being compulsory," and in identical words the same provision was made in the Development and Road Improvement Fund Act, 1909.

(5) Closely associated with the basis of valuation is the tribunal to determine disputed cases of compensation. The Act was framed on the basis that a jury is the sheet anchor of an Englishman's liberties, and consequently highly technical details, involving large sums of money, were left at the claimant's option to the arbitrament of a jury of twelve men who have not, of necessity, any special qualifications to enable them to discharge the duty laid upon them. Most of us in this room can call to mind the uncertainty of a jury's verdict where questions of value are concerned. Very often it would appear to those looking on that it is not always the merits of the case that determines the amount of the verdict. In my own recollection, I know of a case where a famous advocate persuaded a jury that a fine freehold property on the riverside was a fair reinstatement for claimants being deprived of a short

leasehold property, in a dilapidated condition on the opposite side of the road from which they were being displaced. In other cases a jury has awarded a slightly lower sum than the amount of some of the witnesses for the promoters. In my experience, on the whole of the cases, I do not know that a jury has proved a bad tribunal to promoters, but it is the uncertainty and inconsistencies of the decisions of such a tribunal which have led so many to suggest an improvement in the tribunal to determine cases of disputed compensation.

This aspect of the matter was discussed in a case heard in 1883, when the Lord Chief Justice said: "I "should not wonder if the company had good reason to "complain; but then these Acts have been passed and "have been at work since 1845. . . . . I suppose on "the whole they are satisfied with the working of it "or they would have tried to alter it." Mr. Justice Mathew in the same case said: "Juries do estimate "compensation in such cases extravagantly, but for "many years, as my Lord has said, everybody interested "appears to have been very well satisfied that juries "should continue to do so."

With the adoption of a skilled tribunal, both promoters and claimants would be sure that the settlement of the matter would be dealt with by a trained mind. I agree that this latter course is possible under the Lands Clauses Acts, but the option of the tribunal is with the claimant, who frequently elects to have his claim tried before a jury.

Under the Lands Clauses Acts the *personnel* of the tribunal may be selected by the parties. They may agree upon a sole arbitrator; or they may each appoint an arbitrator, who select the umpire, presumably a *persona grata* to the parties, and it is only in the event

of parties or arbitrators not being able to agree upon a sole arbitrator or umpire that the appointment is made by an independent authority. In the class of legislation we shall next consider, not only is the character of the tribunal determined by Parliament but the *personnel* of it is selected by an authority outside the parties.

The first general statutory departure from the principle of the Lands Clauses Act, in ordinary practice, was in the Acts now codified in the Housing Act of 1890, which provided for all disputed cases to be referred to an arbitrator to be appointed by the Home Office, with an appeal to a jury from his award where the amount awarded was over £1,000.

In the Ranges Act, 1891, and the Military Land Acts of 1892, the tribunal was an arbitrator at the option of the *person* or authority acquiring the land, so that the normal method of settling cases of disputed compensation was again established as an arbitrator and not a jury, and this at the election of the purchasing authority.

When we reach the legislative activities of the past few years we find the tendency emphasised and the position of the arbitrator as the normal tribunal made more definite.

Questions of disputed compensation arising under the Small Holdings and Allotments Act, 1907, following the precedent of the Allotments Act, 1887, and the Local Government Act, 1894, "shall be determined "by a single arbitrator appointed by the Board," who is "so far as practicable in assessing com- "pensation to act on his own knowledge and "experience." In almost identical language the tribunal for similar purposes is set up under the Housing and Town Planning Act, 1909.

The provisions for a similar purpose under the

Development and Road Improvement Act, 1909, are not quite the same. A single arbitrator is the tribunal, his appointment, so far as England is concerned, being made by the Lord Chief Justice of England.

Concurrently with the developments by which an arbitrator has been substituted for a jury as the tribunal there has been the tendency for Parliament to restrict the number and character of witnesses to be called in the case. Under the Lands Clauses Act there is no limit to the number of witnesses other than the depth of the pockets of the parties. As is well known, the promoters in any event must pay their own costs; and must pay those of the claimant in disputed cases unless the award or verdict is equal to or less than the amount of the offer made previously to the trial. The costs are taxed, and from the taxation of the master there is, in lands clauses cases, no appeal. As an example of this aspect of the matter I may mention a few cases in my own experience.

A bill as carried into taxation amounted to just under £6,000—the master taxed off nearly £4,000. In another case where in respect of a claim of over £16,000 a verdict for a sum of £800 was returned, the bill as taxed amounted to £1,455, of which the master only allowed £155. I have in mind a case where the verdict was for something under £7,500 or £120 beyond the sealed offer. The claimant's costs were taxed and the master disallowed £530, so that claimant was presumably out of pocket by contesting the case, although the promoters paid much more. One more instance and I must refrain. In a small but complicated case the bill as delivered amounted to more than the sum awarded, and over one-half of it was disallowed on taxation. The fact that a claimant although successful may have to meet a very

substantial proportion of his professional expenses has an influence in limiting the number of witnesses called.

So far has this influence been felt that it is not an uncommon experience now for the parties to agree to limit the number of witnesses to be called on each side, an arrangement which I believe is not unknown to extend to counsel. Although the Court of Appeal in a case before them in 1878 expressed the view that "it is much "to be regretted that great costs are incurred in many "cases by the attendance of witnesses when a simple "view by an expert umpire would be all that is reason-"ably necessary," until recently this limitation was left to the discretion of the parties. If my recollection is correct, the first case of limiting witnesses by statute occurred in the Local Government Act, 1894, and is now embodied in the Small Holdings and Allotment Act 1907. I have already quoted the direction to the arbitrator to act on his own knowledge and experience, and although he is directed to hear by themselves or their agents any authorities or parties interested and to hear witnesses, he is not, except where the Board of Agriculture so direct, to hear counsel or expert witnesses.

This same principle was embodied in the Housing and Town Planning Act, 1909, but in the Development and Road Improvement Funds Act, 1909, the case is met in a different way. There the arbitrator, notwithstanding anything in the Lands Clauses Act, which are incorporated, may determine costs and "shall have "power to disallow as costs of the arbitration the costs "of any witness whom he considers to have been called "unnecessarily and any other costs which he considers "have been caused or incurred unnecessarily." This same provision appeared in the Allotments Act, 1887.

If the principle of the exclusion of expert witnesses were to be persisted in, the sphere of activity for Members of this Institution would be seriously curtailed. It has often occurred to me that a case is not always strengthened by each side calling a number of witnesses who frequently say ditto to one another. Such a course may be found expedient when before a jury, but, with a skilled arbitrator I have often thought that one good witness on each side in an ordinary case would do full justice to their respective clients. There is one advantage in this, that opposing counsel would be unable to expend considerable ingenuity in endeavouring to neutralise the value of the evidence on one side by showing the inconsistencies between the evidence of the witnesses on the same side. There must always be a certain proportion of specially important cases where no fixed limit to the number and character of the witnesses can be placed; but in many ordinary cases a limitation in the number of the expert witnesses might be considered justified. But the complete exclusion of the expert witness would, however, give rise to considerations of a different order.

Another class of statutory enactment where a claimant may be affected in the costs he can recover embodies a section of which the following is an example:—

"The court or person to whom any question of "disputed purchase money or compensation under this "Act is referred shall if so required by the Council "award and declare whether a statement in writing of "the amount of compensation claimed has been delivered "to the Council by the claimant giving sufficient "particulars and in sufficient time to enable the Council "to make a proper offer, and if they or he shall be of

" opinion that no such statement giving sufficient par-
" ticulars shall have been delivered one-half of the costs
" of the arbitration or as the case may be one-half of
" the costs of the proceedings before the sheriff (including
" the costs of summoning, empanelling, and returning
" the jury, and of taking the inquiry and of recording
" the verdict and judgment therein) shall be defrayed by
" the person with whom the Council shall have such
" question, and the remaining half shall be defrayed by
" the Council, anything in the Lands Clauses Consoli-
" dation Act, 1845, to the contrary notwithstanding.
" Provided that it shall be lawful for any judge of
" the High Court to permit any claimant after seven
" days' notice to the Council to amend the statement
" in writing of the claim delivered by him to the
" Council in case of discovery of any error or mistake
" therein or for any other reasonable cause such error
" mistake or cause to be established to the satisfac-
" tion of the judge after hearing the Council if they
" object to the amendment, and such amendment shall
" be subject to such terms enabling the Council to
" investigate the amended claim and make an offer
" *de novo*, and as to postponing the hearing of the claim
" and as to costs of the inquiry and otherwise as to such
" judge may seem proper under all the circumstances of
" the case. Provided also that this section shall be
" applicable only in cases where the notice to treat
" under the Lands Clauses Consolidation Act, 1845,
" either was contained or was endorsed with a notice of
" the effect of this section."

This occurs in a number of Acts generally restricted to those conferring powers on public authorities, although I have found it in Acts conferring power upon a tramway company to construct tramways in London.

The model Bill contains a clause dealing with this point in almost identical words except that the question whether any and, if so, what proportion of the costs is to be borne by the claimant is reserved to the Court; contrary to the above clause, if the Court find as to the particulars then the proportion to be borne by the claimant is as settled by Parliament.

(6) Perhaps the principle that has given rise to the greatest amount of discussion, and been the subject of the largest and most interesting body of judicial discussion and interpretation, is that embodied in Section 92 of the 1845 Act. The amount of litigation would hardly have been gathered from the clause itself for it is one of the shortest in the Act, consisting of very few words—"And be it enacted that no party shall at any time be "required to sell or convey to the promoters of the "undertaking a part only of any house or other "building or manufactory if such party be willing "and able to sell and convey the whole thereof."

There is no doubt that in the early days advantage was taken of the section by owners to obtain larger compensation than the mere taking of the portion required would have entitled them, and as an example of the way it was on occasions used or misused may be gathered from the following notes of a case decided in 1854. The promoters in July, 1853, gave notice to treat for an easement or right to widen a railway by iron beams resting on piers outside claimants' premises. The claimants served counter-notice, requiring the promoters to take the whole of the manufactory. In the following year, after various proceedings, the promoters were held liable to take the whole, the claimant undertaking to sell the whole. The promoters then abandoned

their first notice, and took steps to summon a jury to assess the value of the whole. The claimant then attempted to restrain the promoters from proceeding on this notice, but without success.

Lord Westbury, in 1862, considered it a matter of very deep regret that the property of the public and interests of such great magnitude should have been dealt with by the clause of the statute in such a loose and perfunctory manner that the Courts were left to conjecture without the aid of any kind of context in what meaning the word "manufactory" was used.

The extent to which Section 92 was applied appears to have been very early settled, and it would seem that the hardship on promoters of any further extension was seen quite early. In the case of St. Thomas's Hospital and the Charing Cross Railway, it was stated in argument that if the Company were compelled to purchase the whole of the property, of which they only required a very small portion, the whole of the remaining capital powers of the company would be exhausted.

The principles earlier settled have been followed down to the present date, although it would appear that the Courts have felt that some hardship is inflicted upon promoters. For example, in 1869, Giffard, V.C., in deciding a case before him, said: "I am not disposed to "extend the scope of the cases decided under this "section," and, in 1900, we find the Master of the Rolls, in a case under this section, saying, "If this matter "were *res nova*, we should be inclined to accede to the "arguments of the defendants' (*i.e.*, promoters') counsel. "But it was decided fifty years ago that the word "'house' in this section must be construed in the same "way as it would be in a grant in a conveyance, and "that decision has been followed ever since."

The section was also applied so that tunnelling beneath a house was equivalent to taking part of a house, and the promoters might be called upon to take the whole. In my own experience promoters were enabled by the special Act to construct a tunnel without being compelled to take the property beneath which they were tunnelling, provided that "there were not "less than twenty-five feet between the crown of the "tunnel and the surface." In one case, owing to the uncertainty of the depth of the concrete under the footings, claimants insisted on claiming that the promoters should acquire the whole property beneath which tunnelling operations were to take place. The difficulty was solved by the promoters obtaining in a subsequent session special powers to construct the tunnel "without being compellable to purchase any greater "interest than an easement."

The obligations upon promoters were so onerous that it is a matter of no surprise that endeavours were made to seek relief from the obligations of Section 92. From what I can discover, the first relief was in respect of tunnelling, enabling companies to acquire easements below the surface. In a case tried in 1885 there is a reference to powers obtained by a railway company to take parts of lands, buildings, and manufactories set out in a schedule to the Act without being compelled to take the whole, "if such portion can in the judgment of the "jury, arbitrator, or other authority assessing or deter-"mining the compensation under the Act be severed "from such properties without material detriment "thereto." I believe this relates to the Great Eastern Railway Company's Act of 1882, and, so far as I know, is one of the earliest of its kind, although the first case I have been able to discover occurs in Railways Acts of 1875.

This introduces the *material detriment* clause, which is the form embodied in the model clauses. Even here there is a distinction drawn by the authorities of the Houses of Parliament as a comparison of the alternative models will show.

The first model clause enables promoters to purchase parts only of properties, described in the schedule to the Special Act if such portions can in the opinion of the tribunal assessing the compensation be severed from the remainder of such properties without material detriment thereto, the promoters to pay for the portion required and compensate for damage sustained by severance or otherwise.

An alternative clause is included as admissible in the case of well-established companies, especially in connection with widenings of existing works. This clause is much larger, and is based on the assumption that "it may happen that portions only of certain "properties shown or partly shown on the deposited "plans will be sufficient for the purposes of the "company, and that such portions or some other "portions less than the whole can be severed from "the remainder of the said properties without material "detriment thereto."

The model clause provides the machinery for determination and gives the tribunal special powers over costs. In the only case in my experience under this section a jury decided that the part in respect of which notice to treat had been served could be severed; and the question of *quantum* was ultimately settled by agreement, when costs were also provided for.

In this class of cases, material detriment forms the governing factor, yet, so far as I know, there is neither statutory nor judicial definition of the term. Many

tests have been applied in respect of cases very similar, not under the Lands Clauses Acts but under the Paving Act, 1817, commonly known as Michael Angelo Taylor's Act. To my mind the best test is that applied to the latest or one of the latest of these cases, viz., that of *Green and Ewin* v. *Hackney Borough Council*, where the Court adopted the views expressed by Mr. Justice Stirling in a previous case, that of *Gibbon* v. *The Paddington Vestry*: "In considering whether the "local authority is entitled to take part of a house "the portion taken must be something which can "fairly be called a part. If, for example, a portion "can be removed without substantially destroying the "house as a house that according to the decision may "be taken, but if on the other hand a substantial portion "is taken by the authority so that the use of the house "is substantially injured and can no longer be enjoyed "as it was before, then it seems to me that it is laid "down that the whole must be taken."

Although as previously stated there is no judicial decision as to what is material detriment, the application of the principles enunciated in that judgment would be, it appears to me, a safe guide to surveyors in considering the matter, although I incline to the opinion that the now usual forecourt case better indicates the limitation of material detriment.

To endeavour to minimise the cost of clearing insanitary areas, the Act of 1890, which made important departures from previous Parliamentary practice, introduced special procedure relating to the purchase of parts only. The operative section is as follows:—

"(7) Where the local authority is empowered to "purchase land compulsorily, it shall not be competent "for the owner of a house or manufactory to insist on

" his entire holding being taken, where part only is " proposed to be taken as obstructive, and where such " part proposed to be taken can, in the opinion of the " arbitrator to whom the question of disputed compensa- " tion is submitted, be severed from the remainder of " the house or manufactory without material detriment " thereto, provided that compensation may be awarded " in respect of the severance of the part so proposed to " be taken in addition to the value of that part."

In the Development and Road Improvement Funds Act, 1909, although the provision is to the same effect it is in a somewhat different form. It is as follows:—

" (4) An order authorising the acquisition of any " buildings may, if a portion only of those buildings is " required for the purposes of the undertakers, notwith- " standing anything in the Lands Clauses Acts, require " the owners of and other persons interested in those " buildings to sell and convey to the undertakers the " portions of the buildings so required, if the arbitrator " is of opinion that such portions can be severed from " the remainder of the properties without material " detriment thereto, and, in such case, the undertakers " shall not be obliged to purchase the whole or any " greater portion thereof, and shall pay for the portions " acquired by them and make compensation for any " damage sustained by the owners thereof or other " parties interested therein by severance or otherwise."

Although for many years it has been the practice for Parliament to give relief in some form or another from the obligation of Section 92, it is only in comparatively recent years that absolute power to take parts only has been allowed. These are generally granted only to public authorities, and the growth in connection with London improvements may not be uninteresting.

For many years isolated properties were allowed by Parliament to be interfered with by having parts only taken without the promoters being called upon to take the whole. Prior to 1898 the powers were usually subject to the material detriment clause, although in 1897 a clause was accepted allowing parts of a small number of scheduled properties to be taken without this qualification. Then in 1898 the whole question was discussed by the Parliamentary authorities upon a Bill, the first of its kind, designed to effect the widening of a large series of streets by the purchase of forecourts only. The Act conferred the absolute power to take parts only according to a schedule thereto without the qualification as to material detriment, while a further schedule set out the few cases to which a material detriment clause should apply. Although a novelty, no cases reached the Courts, and I believe no claims were referred to a jury.

These sections have now become standardised, but in the last year or two with a further extension. It has been applied to shops projecting beyond the main front walls of buildings, and the clause has now added to it a proviso inserted at the instance of the Lord Chairman of Committees of the House of Lords—

"Provided that this section shall not entitle the "Council to take or interfere with the main structure "of a house building or manufactory."

I think I have shown how the six principles deduced from the 1845 Act have in course of time, and principally in recent years, been modified, if not actually changed. It is fair to say that the greatest changes have been made in powers granted to public authorities; the distinction made by the Courts in construing statutory

provisions having in later years influenced the character of the powers granted by Parliament. We may now enunciate the same six principles in the form in which they have been more or less generally embodied in Private Bill legislation authorising the purchase of property compulsorily. I must not be understood to say that they all appear in any one statute; but only that Parliamentary sanction may be found for them substantially in the form in which I state them:—

(1) Large powers for the acquisition of property compulsorily for public purposes are exercisable without the necessity for special application to Parliament; in some instances by means of a resolution of a public authority only; or by means of an order confirmed by a Government department.

(2) The lands to be taken are not restricted to what are actually required for the undertaking but extend to large areas for recoupment and for reinstating persons displaced. An almost universal exemption from the sections relating to the sale of surplus lands now exists.

(3) The substitution as the basis of compensation of market value for the value to the owner; with the exclusion from consideration of any new interests created after the date the scheme was made public, or for any addition or alteration to the premises made after the same date. The right of promoters, in having the compensation assessed, to pray in aid the benefit an owner will obtain from the execution of the works.

(4) Express statutory provision that no additional allowance is to be made because the purchase is compulsory, thus depriving claimants of the customary 10 per cent.

(5) Statutory designation of the character of the tribunal to settle disputed cases of compensation, even

the *personnel* being determined not by the parties but by an independent authority, an arbitrator and not a jury being the normal tribunal. Modification of the Lands Clauses Acts as to the payment of costs in certain cases; and the limitation of witnesses.

(6) Promoters obtain absolute power in some cases, and in others a qualified right to take parts required without being compelled to take the whole.

The tendency of recent legislation as shown above would indicate that, at least so far as powers for public authorities are concerned, the time has arrived for a codification of the law relating to the purchase of property for public purposes. The manner in which these principles should be applied and the safeguards with which they should be surrounded cannot be dealt with in this Paper; but there is no doubt that the subject is one of first importance, and deserves the careful and exhaustive consideration of all Members of this Institution.

Mr. Howard Martin (Past-President) said it gave him great pleasure to propose a cordial and hearty vote of thanks to Mr. Hunt for his valuable Paper. It was valuable because it contained a vast amount of information on a subject which was becoming of increasing importance with each year's legislation giving powers to the public compulsorily to take away private property. Information on the subject was very difficult to collect, being contained in many different Acts of Parliament, and it was not everyone who knew where to look to obtain it. The Paper, moreover, was based not only on extensive reading but on unusually wide experience of the subject in hand, and to those of them who knew how numerous and exacting were Mr. Hunt's

professional duties, the fact of his being able and willing to prepare and read a Paper of such importance formed an additional cause for thanks. It was only another instance of the well-known fact, that if they wanted any work done for the public benefit they should ask a man who was already fully occupied with his own private affairs to undertake it.

One point upon which he wanted to remark was in regard to the percentage added to value for compensation on compulsory sale. The late Sir Henry Hunt, whose experience included the period when practice under the Lands Clauses Consolidation Act was becoming established, often said that the addition of 10 per cent. on compulsory sale became the custom in order to provide compensation for the cost of reinvestment. It was obvious, of course, that any person who was compelled to sell his property compulsorily, and who only got its actual value to him, might suffer considerable loss. He was supposed in any case to reinvest his money in similar security to that with which he had parted, and he might be compelled to reinvest his money in real property, and would thus be put to considerable expense; and would be, to that extent, out of pocket if he were only allowed to have the mere value (including consequential damage) of what he was compelled to sell. Sir Henry Hunt had often told him that there used to be continual fights in arbitration rooms as to what these costs would amount to, and the allowance had been gradually crystallized down to 10 per cent. in ordinary cases. On the sale of agricultural estates where the land was of small value and the costs to be paid were very large in proportion to the value, on account of settlements, or trusts, or mortgages, the allowance in respect of reinvestment had sometimes

been increased to as much as 25 per cent. Those were in the good old days when lawyers' bills were bills indeed! Their present experience was now extremely mild in that respect.

Mr. Hunt had mentioned that in certain cases promoters buying under compulsory powers were permitted to take land not only for the purpose of their undertaking but in order to get a profit by its resale. It was possible, when land was bought for public improvements, that it might be right to ease public burdens by allowing local authorities to have that advantage, but the instance Mr. Hunt had quoted was an excellent example of what ought not to be allowed. In that case a company was given power to purchase land not merely to carry out public improvements, but in really to make private profit; they served their notices to treat lavishly, and those receiving them were put to great inconvenience and expense by the necessity of preparing their claims and having their property tied up by the notices to treat. The company then failed, and retired from the scene without, so far as he knew, paying anybody anything. That, he thought, was a fine instance of the extreme impropriety of the Legislatures giving private people power to buy properties for public improvements. It might be desirable for public bodies to be allowed an opportunity for recoupment, but even in that case such power should only be granted under strict supervision, lest even in the hands of public bodies those powers should be perverted for the purpose of land jobbery.

As to the standard of valuation to be adopted in assessing compensation, in ordinary circumstances the only just standard was the value of the property to the owner. Of course, as Mr. Hunt had pointed out, there

were now Acts which established another standard—the standard of bare market value. In some cases even that had been somewhat frittered down, but as far as he knew only in cases in which a certain amount of blame might be held to attach to the owner of the property to be taken under Parliamentary powers.

He did not intend the word "blame" to mean that the owner was personally to blame in every case, as frequently no improvement could be effected unless an area belonging to many owners could be taken in hand and dealt with by one authority. There were cases where property formed part of an area which was of so insanitary a character that it was necessary that the public authority should step in and insist on its being cleared away; and where people had been deriving profit for years from a failure to fulfil their proper obligations to their tenants it might be right to give the public authority power to buy at the bare market value in order to remedy what had been a considerable injustice to the tenants. It could not, however, in his judgment, be right to adopt that standard in cases where the purchaser was a railway company, for instance, or where the land was required for ordinary street improvements, and the object was not philanthropy but public or private profit. A person who sold his land at less than its value to himself lost some of its value, and the not unusual assumption that because the public wanted something the private owner should be deprived of part of his property was one that required vigorous resistance.

He was glad to hear Mr. Hunt say that on the whole the cost of the machinery in assessing betterment was so great that the game was not worth the candle. The extreme uncertainty and the cost of assessing betterment

(except in very exceptional cases) practically made the principle useless, and it was only worth adopting in very simple cases (such as those under the Light Railways Acts) where the evidence of betterment was obvious.

In regard to the tribunals which ought to assess the compensation payable to claimants when the parties could not agree, he heartily agreed with Mr. Hunt's view, or what he understood to be his view. It was not that there were no good juries, nor was it that the decisions in the majority of cases were unjust, but that the verdict of a jury was absolutely uncertain, and no one could ever foresee what the verdict was going to be. A K.C. of extraordinary ability in handling juries, and who knew exactly how to appeal to them, had said to him once: "If I have got a just cause I like an arbitrator, because "I get justice; but if I have got a bad case and want "to get as much as I can I like to go to a jury." He thought that summed up the position in a few words. He remembered a case where a railway company took a slice of land through an estate of purely agricultural value. A most inflated claim for compensation was put forward which could only have been justified if the land had been ripe for building. Even the intrepid valuers for the claimant could not quite bring their figures up to the claim, and their evidence practically disappeared under cross-examination, while the evidence of the promoters, on the whole, passed through the ordeal of cross-examination very well, and the claimants, whilst the jury were out of the room considering their verdict, were considerably out of heart. The jury, however, on their return, gave the claimant rather more than the valuation of their own witnesses, which astonished everyone, and no one more than the claimants and their surveyors. It was afterwards ascertained from

one of the members of the jury how they came to their verdict, and it appeared that one of the jurymen had lost his ricks by fire from a passing train, and had been unable to claim compensation, and he said that he would take care that in this case the railway were made to pay beforehand. The uncertainty as to the judgment and motives which might guide juries led to claims which were nothing short of gambling, and that was utterly bad. Bad for the claimants, because they got inflated ideas as to the amount they were likely to receive, and incurred heavy expenses in costs; so that, as Mr. Hunt pointed out, even if they obtained a verdict for considerably more than they were equitably entitled to, yet after their costs had been taxed they found they had got less than they would have had by making terms with their enemy whilst in the way with him. It was bad for surveyors, for it encouraged some to make unjustifiable claims, which might cause their clients to suffer great loss, and injured others, because when they advised their clients as to the real value of their property they would say: "You must be wrong, "for so-and-so had a similar property which was taken "by the promoters, and Mr. ——— advised it was "worth so much, and they went to a jury, who gave "them that amount." It was also extremely bad for the public, for it led to an enormous waste of public money, not only in extravagant compensation but in needless costs. There was good reason to believe that if the option of having a jury were taken away and all disputed cases had to go to arbitration, the number of disputed claims would be diminished with extraordinary rapidity, and the compensation (which was almost always enough to satisfy any reasonable claimant) would be brought within such reasonable

limits as the promoters might fairly expect to have to pay.

In the case of arbitration, Mr. Hunt had not referred to a point which he expected was present in his mind in regard to the appointment of two arbitrators and an umpire. There was a time when arbitrators so appointed had, no doubt, some vestiges of judicial feeling. There might be a few cases even now where that idea was kept up, but it was not the rule, and their appointment usually simply added to the expense without any corresponding advantage. He had never known an arbitrator appointed on behalf of one party to have the slightest effect on an award in his judicial capacity. What he said simply had the same effect on an award as any other witness or surveyor stating the view of his client.

The late Mr. Bidder used to express a very strong opinion that when once arbitrators had differed and they had appointed their umpire (and that now was usually the first thing they did) their functions had ceased, and they had no longer any status as arbitrators, and might appear as witnesses for their respective clients. On several occasions Mr. Bidder insisted on calling as a witness his client's arbitrator, and in none of those cases was the award upset because of the wrongful admission of evidence. Any arbitrator, on an umpire being appointed, should be as free to give evidence as any other witness; but it should be clearly understood that his judicial character was dropped. It was undesirable that this should be left in doubt, and he thought that if any amendment were made that matter might well be dealt with, or better still, that triple arbitration should be done away with altogether, and that umpires should be appointed by the valuers of the parties as in other valua-

tions, or, if they could not agree, by the President of The Surveyors' Institution.

Mr. Hunt considered that with one witness on each side the result would be just the same, and much money would be saved, but as far as his own experience went the result was often not the same. It was not given to most men to be certain that they had brought out all the points they wished to in their evidence. He always remembered too late points he would have liked to have touched upon, and the ingenuity of counsel usually prevented a witness expressing in cross-examination any opinion which he had omitted in his examination-in-chief. The limitation of witnesses to one or even two on each side might thus, in complicated cases, lead to a miscarriage of justice, but he agreed with Mr. Hunt that the custom of having four or five witnesses on each side, in cases where they only had to say "ditto," was useless. They had not the slightest effect either on the verdict of a jury or the award of an arbitrator; and it was difficult to believe that after the first two had been examined any material items would be left for the others to pick up.

The question of material detriment was very interesting, but he did not think that the physical test referred to in Mr. Hunt's Paper was sufficient. The definition he should prefer would be that material detriment existed when the deterioration or damage caused by taking part was so great that any compensation sufficient to compensate the claimants would be altogether out of proportion to the total value of the whole property. In such a case the promoters ought to be made to take the whole.

He heartily agreed with Mr. Hunt that a codification of all the Acts dealing with compulsory purchase was

most desirable, but having regard to the fact that even new Acts now consisted largely of references to other measures, he feared they would never live to see any attempt to carry that out.

In conclusion he desired to thank Mr. Hunt very heartily for his heavy labours in preparing the Paper, not only on behalf of those who attended the Meeting, notwithstanding the inclement weather, but also on account of the thousands who would read and refer to his Paper in the future.

Mr. SYDNEY A. SMITH (Fellow) said he had much pleasure in seconding the vote of thanks to Mr. Hunt for his able Paper. It was a most exhaustive one dealing in a lucid manner with a highly technical subject, and he was sure everyone had listened to it with the greatest interest. The Paper dealt with highly controversial subjects around which arguments had raged during a period of ten or twenty years, but they might now be said to be largely settled inasmuch as the various principles arrived at had each been accepted by Parliament in one or more cases. When, however, he came to the end of Mr. Hunt's Paper, and read the paragraph where he said "We may now enunciate the same six "principles in the form in which they have been *more* "*or less generally embodied* in Private Bill legislation, "authorising the purchase of property compulsorily," he felt he might have paused and said more clearly that some of those provisions were only allowed by Parliament in very exceptional circumstances, particularly the provision to which Mr. Howard Martin had referred as to the basis of compensation being the market value, and not the value to the person whose land was taken. He thought that particular provision

only applied to housing cases, and it should not be extended.

It must be remembered that the compulsory taking of land from a private person was not an ordinary proceeding but an extraordinary one, contrary to all notions of what was right and just, and should only be permitted for public purposes, and where the landowner had full power to recover damages for the loss he suffered, which was not the case if only market value was to form the basis of his compensation. He had recently looked up Mr. Balfour Browne's definition of compensation, and would like to read it if he might. It was quite short. He said: "The fundamental rule "in assessing compensation is to discover what the "person will lose by having his land, or his interest "in it, taken from him. It is the value of the land "to the owner that is the subject of compensation, "not merely the market value nor the value to the "promoters taking it, but the value to the owner." That definition was so good that he thought it ought to be borne in mind. He had said that when land was compulsorily taken it was an extraordinary proceeding, and it was improper, to his mind, to bring down below that the standard of compensation that the landowner should receive. There was an argument, he thought, for the strengthening of the powers of landowners dispossessed to obtain adequate compensation, in the fact of the great facilities that had been extended to ordinary promoters and public bodies for obtaining compulsory powers. The Paper had pointed out that in many cases it was easy for a public authority to set in motion the powers of the Lands Clauses Act by a mere resolution!

Mr. Howard Martin's explanation of the reason for

giving 10 per cent. in addition to the value of land taken from a landowner was interesting, because he felt, when he read Mr. Hunt's explanation, that it would ill become a young surveyor who enjoyed the possession of the education which The Institution's examination system required in these days to tell his client that he had added 10 per cent. to cover points which such a surveyor could not foresee! He had always regarded the bonus of 10 per cent. partly as a bonus, pure and simple, and partly as a fund to cover the cost of reinvestment.

Mr. Hunt's cases illustrating the perversity of juries were inexplicable. And those to which Mr. Howard Martin had referred were extraordinary and rare cases that had occurred during the course of a long career, and possibly one might speculate an opinion as to who was the learned counsel who extracted those verdicts from juries; but he was not altogether sure that the removal of compensation cases from the sphere of juries would be an amendment acceptable to the public at large, for it must always be remembered that the average citizen was brought up to the notion that the jury system formed a perfect tribunal, at any rate he had been taught to look to it to safeguard his liberties, and he felt great insecurity in going to any tribunal of experts or arbitrators of whom he had never before heard.

It was probably the case where surveyors advise on the choice of a tribunal under the Acts that they recommended clients to go to arbitration, but he thought most claimants had a great partiality for juries, and he was not sure that it would be wise to take away from them the choice as it at present existed. On the question of the popularity of tribunals appointed by Government

departments or State officials, he thought it was the fact that during the years since 1845 arbitrators who had acted for promoters and claimants respectively and disagreed had only allowed the appointment of the umpire to go to the Board of Trade in the rarest of cases, and that pointed to outside control being unacceptable to the profession.

He was interested to hear Mr. Hunt's remarks on the question of betterment. He (Mr. Smith) had had a good deal to interest him in the schemes that had been authorised by Parliament, as his senior was the arbitrator who made the initial valuations of the several areas, and it seemed to him that the reason of failure of betterment was because the area was so limited by Parliament in each scheme, and also because the period within which the claim for betterment had to be made was restricted, for the second valuation upon which the increase in value was calculated had to take place not later than three years after the completion of the improvement, and in no case was much effect visible after the lapse of so short a time. He had made a comparison beween the amount of the betterment rate on a certain property as imposed by Parliament in a case in his experience, and what would be payable now on account of the improvement in value by way of increment value duty under the Finance (1909-10) Act, 1910. He found in the case of the property referred to a betterment of £2,000 was proved, and there was charged a rate of £30 a year, being 3 per cent. on half the improvement. That was redeemable at a certain number of years' purchase; but, for the purpose of illustration, it could be taken as representing a portion of the value of the property to the amount of £600 yielded by the owner to the local authority that made the improvement. Under

the 1910 Finance Act the valuation for the purposes of increment value duty if an occasion had occurred three years after the improvement was made would have yielded *to the State* a sum of £300, exactly one-half of what the betterment rate might be said to realise. The latter rate, however, had the advantage that as later occasions arose the extra value which accrued from time to time, as the effect of the betterment was more fully realised, would be subjected to duty; also its incidence was universal and not restricted to an area adjacent to the improvement.

Another point which had always to be borne in mind was that when the improvement had effected an enhancement in value of property it of course increased the rateable value, and thus yielded more revenue to the local authority, the whole expenditure therefore was not lost.

In practice under the Lands Clauses Act certain hardships occurred which he thought might well be dealt with if any consolidation were effected, and possibly might be still better dealt with when special Acts were applied for. For instance, it was a common experience that damage was suffered without redress where a railway company sought powers to construct a line alongside a valuable property, or beside a house where no land was taken, and similar cases.

In recent years the principle of compensation where no land was taken had been admitted. The tube railways in London in certain undertakings had had to be made under Acts which provided compensation for landowners in respect of property, situated within a defined distance of the line, which was damaged in certain circumstances, although no land was taken, and he thought that principle might well be extended. He

had in mind at that moment a case of a row of very decent villa residences let at £60 a year each. On the opposite side of the road stood a mansion standing in seven acres of land, and beyond that a railway. Within the last twelve months the railway company purchased and demolished the mansion, laid down sidings, and converted the place into a coal depôt. He need not say that serious damage was caused to the houses opposite, and as far as he knew there was no possibility of obtaining compensation for the owners of the houses. Such a hardship might happen to any unfortunate owner as a result of the operations of public companies.

In regard to purchasing the superior interests and allowing leases, having only a short unexpired term, to run out—a practice referred to in Mr. Hunt's Paper as being approved by a Select Committee—he had known of cases where property was acquired by the local authority for improvements where, instead of serving notices and compensating the leaseholders, who up to that time had had every reason to expect the renewal of their leases, they had waited and allowed the leases to run out, thus, in many cases, causing serious injury. He recalled a typical instance of a trader who by years of industry had established a business which was largely dependent for its goodwill on the situation of the premises. But promoters acquired the freehold and waited for three years until the occupying trader's lease had expired. The trader made an attempt to move his business elsewhere, but failed. Local authorities had to consider the proper expenditure of the ratepayers' money, and railway companies had to consider their shareholders' interests, and both might say that it was *ultra vires* to make any payment in those circumstances, but cases of considerable hardship should have some

weight with Parliament, and the power to make an *ex gratia* might be given when granting Acts authorising the taking of land. Such compensation was not without precedent, for he knew that the London County Council frequently gave small sums to weekly tenants who had no claim properly sustainable if they thought a case of hardship occurred.

Possibly the "unreasonable disturbance" clause of the Agricultural Holdings Act, 1909, might be looked at in this connection.

The Lands Clauses Act should be amended so as to give landowners who were served with notices to treat easy facilities for getting their cases settled quickly. It often happened in trade cases that it was absolutely essential for the proper conduct of the trade that some extension or enlargement of the premises should be made, and similar examples could be quoted. In a jury case the claimant practically had nothing he could do but ask the promoters to deal with the case quickly. If the promoters would not do so, for sufficient reasons of their own, the claimant's remedy was to apply for a mandamus to compel them to proceed. The application could be upset by technical defences, and it was, even if obtained, often likely to prove a formidable weapon to place in the hands of the promoters' counsel.

He remembered one instance where the claimants did obtain a mandamus and the case came on for trial. The first witness, called by the owner, who went into the box gave figures of so much for the land and 10 per cent. for compulsory purchase, when the first question opposing counsel put to him was: "Why add 10 per cent. for "compulsory purchase? We are not compelling you to "sell. You have compelled us to buy."

He had much pleasure in seconding the vote of

thanks to Mr. Hunt for his Paper. As Mr. Howard Martin had said, Mr. Hunt was one of the busiest men, so the expenditure of time was generous, and he desired to express his personal gratitude to him for his very able Paper. It would be invaluable for reference purposes.

Mr. Harold Griffin (Fellow) desired to add a word or two in associating himself very heartily with the vote of thanks to Mr. Hunt for his valuable Paper. It was of such an exhaustive character that it would supply them with information for years to come. There was cause for regret in the general "tendency" to which Mr. Hunt had called attention. The rights of owners of property as against the powers of promoters were gradually being filched away from them by the tendency of modern legislation simply because they had no co-operation. If they had one-tenth part of the co-operative spirit possessed by trade unions those things would never be done. There were ministers of the Crown going about the country denouncing juries and insulting the judges, who at the same time brought in measures which relegated owners to the jurisdiction of bureaucrats from backrooms of the Local Government Board. They were told they were all socialists nowadays, and it seemed, when public bodies wanted to take the property of private individuals, that the rights of the individual must to a great extent be sacrificed to what was supposed to be the public welfare. The way that public bodies, like the London County Council, were allowed permanently to retain property which they had acquired was not to the advantage of the community. It was those who were in favour of land nationalisation

who upheld that kind of thing. If they had been compelled to dispose of land in Kingsway and Aldwych they would not have heard so much of the botanical specimens to be found in that dormant area. Also, it was not to the advantage of the community that such institutions as the Prudential Assurance Company should go on adding so enormously to their holdings and freehold ground rents.

If they were to have the right of going to a jury taken from them, at all events let them still have some choice in the arbitrator who was going to preside over their cases, and not have to submit, as in the Housing Acts, to an arbitrator nominated by some public authority or Government department appointed over their heads and in whom they could not have the same confidence as even in a common jury. He had often heard Mr. Justice Channell, addressing a jury in civil causes, direct them to treat the subject before them as men of business and men of the world, and if they did that, although they might not have special knowledge of the property before them, or of the value of property at all, they were able to form a shrewd idea from the evidence as to what was the proper compensation to be paid.

If there was to be any codification, as he hoped there would be, there was one Act which should be struck off the statute book, that was Michael Angelo Taylor's Act, in which landowners were penalised to an extent to which the Lands Clauses Act was entirely foreign. That Act was one that was considered dead for many years, and he thought it was dug up at the instance of the Wandsworth Board of Works. In one of the earliest cases in which they put the Act in force they insisted on driving their widening through the middle of a house. If they had had the advantage of later decisions they

would not have allowed them to do it without compelling them to take the whole of the property.

It had become the fashion of recent years for the London County Council to act—perhaps it was too strong to say as bogus agents—but as sort of *quasi* agents of Borough Councils in dealing with improvements under the Act, which he thought was unjustifiable.

He personally felt very much obliged to Mr. Hunt for the information contained in his Paper.

The vote of thanks having been put to the meeting, and carried unanimously—

Mr. HUNT, in reply, said he should like first of all to express his thanks to those present for the hearty vote of thanks that had been accorded to him for the Paper he had read, and also for the kindly way in which the vote of thanks had been moved and seconded.

At that time of night he had only one point, or perhaps two, to make. The Paper was not one dealing with any particular suggestions for the amendment of the Lands Clauses Act. Its heading indicated its scope, which was "The Tendency of Recent Modifica-" tions of the Lands Clauses Acts." He had tried to interpret those tendencies as far as possible. His own views in the Paper were very few, as he had purposely refrained from giving them. It was only in reference to one or two matters that he had discussed with Members of the Council of The Institution that he had ventured to express them.

He should like to correct a point referred to by Mr. Howard Martin, which he thought was due to a misreading of his Paper. He only said that the costs as to betterment were likely to be very heavy and only in a

very few special circumstances was it found financially advantageous to apply the principle. He did not mean to say that in those cases where betterment power was obtained it had proved a failure; but the number of cases selected for the application of the principle had been very considerably reduced, and it was in that sense that he spoke, and he should like that passage in his Paper to be so understood.

The Meeting then closed.

As after the discussion time did not admit of a full reply by Mr. Hunt, he has, in accordance with the President's suggestion, sent the following:—

It was arranged that my reply should be made in writing, as in the few words I was able to speak on Monday evening I was only able to deal with two points, the former of which was raised by the seconder of the vote of thanks.

Mr. Martin's points, however, call for further consideration. Before finally selecting the particular item to which the customary 10 per cent. might most feasibly be attributed, I had considered the hypotheses put forward by most of the authorities on the subject. As I stated in my Paper, there is neither statutory nor judicial decision for this allowance. The purpose of it seems to have been lost in the mists of relative antiquity, and all the text-books give different reasons for it Boyle gives no reason for it; Hudson does not attempt

to give a reason for it, but one may be inferred from his context. He says: "Where the land has reached its "true value and been applied to its most profitable "user (such as building), 10 per cent. is generally "accepted as being proper and sufficient; but where, "for instance, land is clearly applied to some purpose "giving it a present value below that which will obtain "in the future when it is put to some more profitable "use, although no actual calculation of this enhanced "value is possible at the moment, it is customary to "add more than 10 per cent. as a solatium to the owner "for the loss of the additional but distant value which "attaches to the land of which he is deprived."

Cripps' view is that "this percentage may be taken "to cover various incidental costs and charges to which "an owner is subject whose land has been taken, and if "no percentage were added such incidental costs and "charges would have to be considered in assessing the "amount of compensation."

Freeman, on page 41, says: "Is it, as is usually con- "sidered, an allowance to cover the cost of reinvestment, "or is it for prospective value which cannot be pre- "cisely translated into figures; or is it a solatium for "personal inconvenience in having to shift an invest- "ment? The fact that while in the case of houses and "building land the allowance is invariably 10 per cent., "while in the case of agricultural land it is usually "25 per cent., and in some of the northern counties "rises to 50 per cent., rather favours the theory of pro- "spective value. But the true answer probably is that "the exact object of the allowance is not critically "weighed by the persons who give it, but that where a "man is deprived of something which he does not wish "to sell, it is only fair that he should have a bonus

"beyond mere market value to cover anything which "may tend to his disadvantage, and which cannot be "exactly foreseen, and to secure him a general immunity "from loss."

Balfour Browne, on page 611, states: "Most pro- "bably the extra percentage added by surveyors to "what they calculated as the ordinary market value "was added, because in arriving at the ordinary value "the person in possession, and who may be anxious to "remain in possession, is not regarded as a possible "purchaser. The market value thus obtained is the "value to a person desiring to sell. The true market "value in the case of a compulsory purchase can only "be ascertained by contemplating the owner as a "possible purchaser and considering the price he would "pay to remain in possession," while Richards writes: "The true explanation of the addition is probably an "intention to make some allowance for a possible future "increase in value, and this theory is supported by the "fact that the proportion of such allowance varies in "different districts and under different circumstances."

The theory that the allowance is in respect of costs of reinvestment is not, I feel, firmly established. It is to be remembered that where persons under disability or those unable to show title are claimants, the purchase money may be paid into court; and a long series of decisions on such cases has established the rule that costs of reinvestment is part of the costs the claimants are entitled to recover as against promoters. So that, so far as a certain class of claimants is concerned, the cost of reinvestment is specially provided for; and it is not in accordance with the general practice of Parliament that claimants should recover twice for the same item. Moreover, in many cases special claims are frequently

advanced by trustees and others who are limited in their powers of investment for special treatment on this account; but so far as I know the Courts have always negatived this principle.

Nor can the allowance be supported on the ground of costs connected with mortgages and title. The Act makes specific provision for mortgages; and Section 82 makes further specific arrangements for the claimant to receive his costs connected with deducing and verifying title.

In the variety of explanations I adopted the one which seemed to receive from the authorities the greatest amount of support, and was also free from other difficulties that I have just indicated.

The case of recoupment to which Mr. Martin referred as an excellent example of what ought not to be allowed by Parliament does not, in my opinion, weaken the principle. The difficulties he indicated were due to the special circumstances of that case. The capital of the company, who were the promoters, was apparently not subscribed; and owners should have assured themselves of this before accepting the notice as a notice to treat. The Bill, when deposited, contained a clause requiring a substantial sum to be subscribed before the powers of the Act were to be exercised; but this clause disappeared from the Bill in its progress through the House, at the suggestion, I always understood, of the authorities of the House. There was an attempt to justify the Bill on public grounds as the preamble, as proved, contains the following: "And whereas the condition of some of the "streets, alleys, and houses in the area adjoining such "lands is defective, and a rearrangement of the same "will be of public and local advantage."

As to arbitrators giving evidence before the umpire

appointed by them, I think the practice is for arbitrators who are not to sit with the umpire to refrain from extending their time when they are *functus officio*, and are vested with no more judicial authority than an ordinary witness. If they make no award within twenty-one days, and have not extended their time, their authority has certainly lapsed. Indeed, arbitrators now, so far as determining a disputed case is concerned, are frequently no more than machinery for the appointment of the umpire. In a few very large cases I have known the arbitrators to sit, and in one instance at least they were of great assistance, and in another also did maintain that judicial attitude we demand of those who occupy the arbitrator's chair.

On material detriment much might be said. As the term exists in a statutory sense I tried to evaluate it; but I am not sure that Mr. Martin's test would in practice be found practicable. If I understand his suggestion aright, it is not only a physical test which is applied in the cases I referred to, but a relative value test, *i.e.*, if the compensation for the taking of the part would be altogether out of proportion to the value of the whole. This test would surely involve two inquiries, one as to the compensation to be paid for the part, another as to the value of the whole. And even then difference of opinion would arise to the ratio one value bore to another. This would of necessity vary in every set of differing circumstances; and would, I think, make the present confusion worse confounded.

In my opinion the simplest course and the safest, both to promoters and owners, would be to sweep away all restrictions imposed upon promoters by Section 92. Owners would under the Act obtain full compensation arising from the taking of the part required; promoters

would know they would have to pay such compensation, and if with this knowledge the compensation for the part " would be altogether out of proportion to the total " value of the whole property," the promoters themselves, being able if they had wished to schedule the whole, could no longer feel they were sustaining a hardship.

With regard to the case of hardship owing to the establishment of a coal-yard opposite some villa residences, the difficulty arises in such cases not necessarily from the exercise of compulsory powers. The land in question, being presumably unrestricted, might have been developed for purposes just as detrimental and objectionable as the coal-yard proved to be; but the owner of the villas, while no doubt feeling very annoyed at the depreciation he is suffering, cannot in justice complain of this on the ground of misuse of statutory powers.

If promoters made a practice of delaying for some ulterior motive the settlement of claims there might be some ground for strengthening of the existing law on the subject. My experience is that promoters equally with claimants are anxious to arrive at a speedy settlement; and if a purchasing authority indicates signs of dilatory tactics, the claimant under the Act has the ball at his feet. If he gives notice of his desire to have his claim, if not admitted by the promoters, determined by an arbitrator, and having appointed his arbitrator the promoters fail to appoint theirs within a limited period, the claimant's arbitrator may proceed to act as arbitrator on behalf of both parties, and in such case " the award or determination of such single arbitrator " shall be final." Where the claimant desires a jury, and the promoters do not take steps for the summoning

of a jury to determine the case, a mandamus to summon can be obtained. My experience is that promoters are not so difficult, and in fact an intimation that a claimant desires to have his case accelerated is always acted upon. The difficulty promoters suffer most from is the anxiety claimants display not to be disturbed.

Paper 381.
No. 573.

AN EVENING IN THE INSTITUTION LIBRARY.

By JULIAN C. ROGERS (Honorary Member).

Read at the Ordinary General Meeting of The Surveyors' Institution, *held on Monday, 22nd January*, 1912.

W. Edgar Horne (President) in the Chair.

It must be at least seven or eight years ago that the Council did me the honour to suggest the writing of this Paper. Meanwhile, a good deal of water has run under the bridges, and I had begun to regard the whole matter as deferred to the Greek Kalends. In this, however, I was very much mistaken. What seemed so remote, and, indeed, improbable, suddenly became a stern reality, an official letter reminding me that promises, like maledictions, may "come home to roost."

I was not long in discovering that I had to deal, not with a single subject, but with scores of separate subjects, each clamouring for precedence, and without one single point in common. Where to commence and where to finish was the problem, and I felt inclined to exclaim with the Opium Eater, "End there is none; "Lo! likewise there is no beginning."

It will be seen, therefore, that no connected treatment is possible, and that I have no choice but to be as discursive as my subject—as large a liberty as one could desire. So much by way of preliminary.

In one of Emerson's well-known Essays is a passage which seems to fit the present case. He says, speaking of books and their inaccessibility: "The colleges, "while they provide us with libraries, furnish no pro- "fessors of books, and I think no chair is so much "wanted. In a library, men are surrounded by many "hundreds of dear friends, but they are imprisoned by "an enchanter in those paper and leathern boxes; and "though they know us, and have been waiting two, ten, "or twenty centuries for us—some of them—and are "eager to give us a sign, and unbosom themselves, it is "the law of their limbo that they must not speak until "spoken to, and as their enchanter has dressed them, "like battalions of infantry, in coat and jacket of one "cut, by the thousand and ten thousand, your chance of "hitting on the right one is to be computed by the "arithmetical rule of permutation and combination—not "a chance out of three caskets but out of half a million "caskets, all alike . . . . . It seems, then, that some "charitable soul, after losing a great deal of time among "the false books, and alighting among a few true ones "which made him happy and wise, would do a right act "in naming those which have been bridges or ships to "him to carry him over dark morasses and barren oceans."

Though no professor of history, this is the duty imposed on me this evening, and which I will endeavour to perform, to the best of my ability, in the conviction that all thinking men love books and that there are none here, like Lord Foppington in the play, who held that "to mind the inside of them is to entertain one's self

" with the forced product of another man's brains, " whereas a man may be much amused with the natural " sprouts of his own."

Neither will any here share the view of Lord Rosebery that a library is a mere " cemetery of books " which ought, for the most part, to be destroyed in the interest of literary elbow-room.

The complaint is no new one. It is as old as King Solomon, though not shared, apparently, by the man of Uz, whose wish it was that his " enemy would write a " book." The inference that he wanted to pay off old scores by reviewing it is unworthy of a moment's consideration.

Lord Rosebery, if I understand his proposals correctly, is a literary Herod who, not content with massacring the innocents, would make away with the ancients also, like the members of some savage tribes who when there has accumulated, in course of time, a superfluity of grandfathers and grandmothers, conduct them to a lonely spot in the wilderness and leave them there with exhortations not to be depressed at the absence of all means of future subsistence.

There are books which are unmistakeably bad and books which are unmistakeably good. Between them is an infinite multitude which cannot be definitely placed in either category, and these it is that constitute the difficulty. Who is to sit in judgment on them, and utter, at his discretion, the dread word *comburendus*, so familiar in the days of the Holy Inquisition ?

Is mere utility to be the standard for preservation ? If so, what will that *genus irritabile*, the race of anti-quaries (so ready to fill our ears with their plaintive cries) have to say to a proposal that would clear the board of all but a few of their most venerated treasures ?

Even a reputed bibliophile like Charles Lamb is not to be trusted in matters into which personal taste so largely enters. Here is what he says in his *Detached Thoughts on Books and Reading*:—

"I have no repugnances. Shaftesbury is not too "genteel for me, nor Jonathan Wild" (who reads him now?) "too low. I can read anything which I call a "*book*. There are things in that shape which I cannot "allow for such. In this catalogue of *books which are* "*no books—biblia a-biblia*—I reckon court calendars, "directories, pocket-books (the literary excepted) draught- "boards (bound and lettered at the back), scientific "treatises, almanacks, statutes at large; the works of "Hume, Gibbon, Robertson, Beattie, Soame Jenyns, and, "generally, all those volumes which 'no gentleman's "library' should be without; the *Histories of Flavius* "*Josephus*, and Paley's *Moral Philosophy*, with these "exceptions I can read almost anything. I bless my "stars for a taste so catholic and unexcluding."

This is pretty well for a reputed bibliophile, but the fact is that Lamb, with all his claim to catholicity of taste, was an eclectic. The world of letters would be appreciably the poorer without Gibbon's stately pages or the grave philosophies of Hume and Robertson.

There is, however, a class of book undeserving of the smallest mercy in a library like ours. I refer to the obsolete or even obsolescent text-book, which, next to a pet tiger, is the most dangerous of possessions, especially if it rests, as so many do, on the shifting sands of law.

Theoretically a library like ours should, I suppose, be strictly limited to professional text-books. I am profoundly thankful that this narrow view has not been suffered to prevail. I have known libraries of the kind. They are the most dismal spots on earth—not excepting

that tract of "undeveloped building land" (so criminally "held up") where Sir E. Shackleton ate his last biscuit.

The influences that determine the character which a library shall take are difficult to trace, even with a first-hand knowledge of the various stages of its growth. Some present in this room may remember how scandalized was the scientific world, in the fifties of the last century, by the expression "a fortuitous concourse "of atoms" applied to matter by that jaunty person Lord Palmerston. Without dread of similar consequences I venture to describe our library as a more or less fortuitous concourse of books, for it consists very largely of works contributed by private donors, each with his own notion of what would be acceptable and appropriate. This accounts, to some extent, for its rather miscellaneous character. Books so acquired are in a great numerical superiority, but I think I may say that, with a few notable exceptions, all the more valuable of our books have been acquired by purchase, and it is to those (though not wholly) that I propose to confine myself this evening.

In early days when the promptings of spontaneous generosity were comparatively feeble it was sometimes necessary to supplement them by those gentle arts of private persuasion which every librarian should cultivate; for there are occasions when the owner of a coveted volume shows a most reprehensible reluctance to part with it, notwithstanding the most earnest assurances that it is much more blessed to give than to retain, and that, rightly understood, it is a most admirable arrangement which transfers a valuable book from the insecurity of a private house to safe custody in the library of a public institution. I am, however, bound, in frankness, to admit that this latter argument should not be used except in

cases of extreme necessity and when matters look well-nigh desperate, as it is apt to engender unworthy doubts of one's impartiality.

The staple of our library is British topography, and our collection of these noble works would be hard to match elsewhere. Shall I be thought lacking in appreciation of them when I avow my inability to understand why topography should be regarded as of such surpassing and peculiar interest to surveyors, for, I say it without hesitation after an experience of thirty-six years, there is no class of book in the library less frequently consulted by the Members.

Be this as it may, it was decided in very early days that British topography was to be our loadstar. It mattered not a bit that this ambitious aim was mocked by the state of our financial resources in those meagre times, for, as the poet says, "Gay hope is theirs by fancy "fed," and when the stony heart of a duke melted at the tale of our necessities we did indeed feel that Heaven itself smiled on our aspirations—a view to some extent supported, but not altogether confirmed, by subsequent experiences of a similar if less satisfying kind.

Whatever might be the appropriateness of topography, there could be no manner of doubt as to the claims of agriculture, historical and technical, ancient and modern, to a place on our shelves, and it figures there to a satisfying extent.

Professional text-books also, as a matter of course. There is no lack of them. They are always ready, as Dr. Johnson says in his celebrated metaphor, to "encumber one with help," and as a much older writer says of them, "they are like fishes—one edition of them "spawneth another." The most esurient can eat and be satisfied, even to repletion. I am sometimes tempted

to wonder whether text-books share with bacteria the faculty of auto-genesis, or self-multiplication, and there is a strange law of nature which seems to inspire him who has been unsuccessful in life's battle to write a text-book lest a similar misfortune should overtake his friends, which is the kindest construction one can put upon it.

For many years no organized attempt was made to extend the library beyond the range of the three categories of "*Topography*," "*Agriculture*," and "*Pro-*
"*fessional Text-books*," and it was only occasionally, and by chance, that the gloom which brooded over our shelves was lightened by the gift of a book less desperately practical, and one wondered, like King George the Third at the apple in the dumpling, "how "the deuce it got there."

I well remember the advent of "*Talpa*," Chandos Wren Hoskyn's amusing "*Chronicle of a Clay Farm*." It is still in the library. The intrusion of this rollicking stranger into the sedate company where *Bayldon on Rents and Tillages* and *Morton on Soils* reigned in unmitigated dullness, was quite shocking to the moral sense, and it had to be hushed up, like a domestic tragedy. Happily, this lapse from strict propriety had no serious after consequences, though I am bound to say that, a little later on, a scandalously pictorial, but otherwise unobjectionable, book, entitled *Remarkable Beggars*, found its way through the meshes of our net. Of course it was at once expelled—sold, if I remember rightly, with a suitable show of reluctance, for two guineas, to another remarkable beggar who seemed to covet it. This, I should explain, was in the days, *Consule Planco*, when our methods were in the plastic condition associated with immaturity.

As I have said, British topography forms the staple of our collection—in value, not number. The earliest county history is Lambarde's *Kent*, of which we possess an excellent reprint, dated 1656—that is eighty years after its first publication. It owed its production to the encouragement of Archbishop Parker, the husband of the lady whose hospitality at Lambeth was acknowledged by Queen Elizabeth in such ambiguous terms—"Madam, "I would fain call you; Mistress, I dare not call you; "but, whether Mistress or Madam, I thank you." It will be remembered that Elizabeth never got over her Catholic repugnance to a married clergy.

We have also a copy of Kilburne's *Kent*, first published in 1657, eighty-one years after Lambarde's work, to which it is inferior in every way. He was either a very credulous or a very mendacious person. Here is an amazing piece of natural history: "A monstrous fish shot "himself ashore" (in Thanet) "where from want of water "he died," as fish sometimes do under such circumstances. "His roaring was heard above a mile. His length was "twenty-two yards, his nether jaw opening twelve feet. "One of his eyes was more than a cart with six horses "could draw, his tongue was fifteen feet, and his liver "two cart-loads." That fish is one of my most cherished mental impressions, but let me hasten to add, lest I be misunderstood, that Baron Münchausen did not live until a century later, and natural history had to put up meanwhile with the services of inferior agents. I understand that the Baron's name is still held in reverence in his native Hanover for his exertions in "extending the sphere of German influence" in the hinterland of unveracity.

Sir William Dugdale's masterpiece, *The History of Warwickshire*, was published about one year before

Kilburne's *Kent*, but there is no comparison between the two authors. Kilburne was an ignorant amateur, Dugdale a professional antiquary and a literary craftsman of the first order of excellence. His work is the model on which all subsequent county histories have been fashioned. We possess a copy of the original edition of this famous book. It is enriched with many plates by the celebrated engraver Hollar, who also contributed many illustrations to the same author's *magnum opus The "Monasticon,"* of which we possess a fine, though not an original, copy. There could not be a better refutation than this splendid work of the Greek axiom *μέγα βιβλίον μέγα κακὸν.*

Let me commend to your notice J. T. Smith's *Antiquities of Westminster*, a most delightful book. It abounds especially in admirable illustrations—among them contrasted views of the so-called Painted Chamber of Westminster Palace. You will find them on pages 48 and 50. The first of them represents the very earliest attempt in the art of lithography, the second the improvements of the art in a later stage of its development. It also shows, on No. 6 of the supplemental plates, an admirable ground plan of Old Whitehall Palace before the fire. No. 39 on this plan was the residence of the scandalous Mr. Chiffinch, or Chaffinch (familiar to readers of Scott's *Peveril of the Peak*), the minister to the base profligacies of King Charles II.

Another book which should by no means be overlooked is Parton's *History of the Parish of St. Giles.* Apart from its literary merit it is of interest from a plan showing, in detail, all the houses and the names of their occupants or owners in the year A.D. 1300. I believe this to be the earliest plan of the kind in existence.

The library has its humours, conscious and uncon-

scious. There is among the tracts a pamphlet on Leasehold Enfranchisement, the opening sentence of which is a masterpiece of verbal definition: "A leasehold is an "eviscerated freehold, stuffed with law." It is much to be regretted that the rest of the treatise does not fulfil the promise of this hopeful beginning.

I have often wondered what sort of man he was who wrote a book which he entitled *Talks on Manures*, which you will find in the library. The word "Talks" is so friendly—so suggestive of a quiet colloquy by the fireside, but with manures for a subject the romance is gone. Indeed, I know of nothing to match it save a little book of erotic poems written by a footman and sent to me by the author, dubbed *The Muse in Livery*—a delightful blend of Plush and Parnassus, or, perhaps worse than all, a work published many years ago by a writer on cutaneous diseases with the appallingly suggestive title, *Hunt on the Skin.*

There is a book on the shelves with the highly deceptive title *Blount's Jocular Customs*, a treatise of the most arid description on Manorial Law. I have not been able to trace the origin of this particular use of the word *jocular*. That it is utterly misleading I know for certain, for I have seen a student take it down with eager expectancy and hastily replace it with a look of deep disgust.

I have already referred to Fuller's *Worthies of England*—a classic in the language. Its humour is undeniable, but it is carried to the verge of pedantry. He was born in the reign of James I., when the number of verbal "conceits" which a book contained was the measure of its excellence. Sir Thomas More and James himself did much to set this fashion, but it reached its highest pitch of absurdity in Scott's travesty of *Lilly*

and his Euphues, in the character of Sir Piercie Shafton, and even the towering Bacon was not free from the vice.

But with all its verbal tortuosities, Fuller's *Worthies* is a delightful book to read, and many an hour may be agreeably spent in turning over its pages. There is an introductory chapter, in catechetical form, in which he seeks to answer, by anticipation, every possible objection to the plan and spirit of his work. As a prophylactic serum for the inoculation of potential critics I know of nothing to surpass it.

One of the strangest topographical works ever produced is the *Polyolbion* of Michael Drayton, described on the title-page as "A chorographical description "of the tracts, rivers, mountains, forests, and other "parts of Great Britain." It was published in 1613. Drayton is the "Tusser" of topography, except that his verses are of a higher order of poetical merit, in which the personification of inanimate objects bears a conspicuous part, after the fashion of the period. There is nothing like it in the language. A lyrical Bradshaw or Euclid in hexameters would seem very little more strange to modern eyes. The book is annotated by John Selden, and has for frontispiece a portrait of the unfortunate Henry, Prince of Wales who, had he lived, might have deprived us of the blessing of Charles II. It also includes some commendatory verses by that much neglected poet of the Commonwealth, George Wither (beloved of Mr. Joseph Chamberlain), and some remarkable maps, well worth examination as grotesque specimens of cartography. It would seem from them that the rivers and watercourses in those days had each its own female conservator, whose duty it was to look after things by sitting permanently in mid-stream. As an almost inevitable consequence showily dressed young

men hovered about in a state of riparian rapture, intent on enticing them ashore. The various Conservancy Boards would add greatly to their popularity by reintroducing this charming arrangement, if the Lord Chamberlain would permit it, which I doubt.

Lastly, among our topographical books, let me call your attention to a work of very little intrinsic value, but curious and interesting as enshrining some of the earliest effusions of the inspired boy, Thomas Chatterton —I refer to Barrett's *Bristol*. Barrett, who seems to have been the most credulous and unsuspecting of men, even for an amateur antiquary, fell greedily into the trap set for him by Chatterton, and solemnly printed the pseudo poems of the imaginary monk Rowley with which his correspondent supplied him. Many years ago I marked these spurious poems in our copy of the book to which they have lent such a dubious fame. The curious can read them on pages 600 to 609, and elsewhere in the volume. There should be a facsimile of one of the poems on page 637, but for some reason it is missing.

Those who care for early chronicles should look at our copy of the magnificent volume of Reports of the Record Commission, published under the title *Monumenta Historica Britannica*. Here you will find the oft-quoted *Chronicle of Bede* (*circa* 673-735), "venerable," if anyone ever deserved the title, and the *Anglo-Saxon Chronicle*, printed in English and Anglo-Saxon in parallel columns—most interesting for those who care to achieve some knowledge of the rudiments of our native tongue, and very useful for students of the much neglected poet Gower in his last, or English, period. The volume also contains a most instructive map of Roman Britain.

Agriculture, as I have said, is very fully represented

on our shelves—at any rate historically—but is deficient on the modern side. Here you may trace its evolution from (what shall I say) Virgil to Voelcker? Perhaps the most instructive in the series, for the student at any rate, is the monumental *History of Agriculture and Prices* by my late relative, Professor Thorold Rogers, based on the records of Merton College, Oxford, the oldest landlords in the country, their ownership extending without a break from the thirteenth century to the present day.

Next let me call attention to Fitzherbert's *The Boke of Husbandry*, a copy of which, in black letter, dated 1534, is in the library.

Thirty years after Fitzherbert came Thomas Tusser's rhymed jingle called *Five Hundred Points of Good Husbandry*, which was, I presume, supposed to be got off by heart—a sort of *memoria technica*. Tusser had a passion for doggerel verse, even committing his autobiography to that detestable medium. Strange to say, he is included by the large charity of Southey among the *Early British Poets*. Our copy is only a reprint, dated 1812.

Next comes Gervase Markham, of whom it is sufficient to say that his industry was greatly in excess of his knowledge, while his principles were detestable. He thought nothing of republishing his old books under new titles, until the booksellers combined against him, making him sign a bond not to write any more works on agriculture if he wished for further employment. This excellent plan is well worth reviving in our times to check the fecundity of some authors I could mention.

Of Markham's thirty-two lucubrations we happily possess but eight, all however are gems of absurdity—a perusal of his *English Housewife's Household Physic*

would cure the most confirmed hypochondriac. Among his sovereign remedies for human ills is what he calls "fasting spittle," which, whatever its therapeutic value, has the advantage of being cheap, and, under modern fiscal conditions, likely to be abundant.

Not to labour the list, Walter Blith's *English Improver Improved* is worthy of a passing glance, as well as Hartlib's *Legacy of Husbandry*, published, like Blith's book, in the time of the Commonwealth. This Hartlib owes some of his fame, such as it is, to the fact that he was Milton's friend.

It was nearly a century later that Jethro Tull published his epochal treatise on *Horse-hoeing Husbandry*, which marks the first real advance in British farming for some centuries. Tull, as everyone knows, was the inventor of the drill. There is an excellent copy of his work in the library. It is sufficient merely to mention his contemporary Maxwell (of whose *Practical Husbandry* we possess an original copy), and we come to that prince of observers and most voluminous of writers, Arthur Young.

I believe that we own a complete set of Young's writings. They can still be read with profit, though he belonged to that curious class of men competent to advise others in a business in which they are themselves dismal failures. He was a rather fussy and pretentious person, but as an annalist of agriculture he remains quite unrivalled. There is no more interesting book in our library than his *Tour in France*, written on the very eve of the French Revolution. His *Tour in Ireland* has been recently republished, and I had the happiness to discover that we possess Young's own copy of this work, copiously interleaved with original sketches, which were supposed to have disappeared. Such was Young's

enthusiasm that he recorded on his wife's tombstone that "she was the great grand-daughter of the first "person who used marl in Norfolk"—a queer title to immortality. It reminds one of the ardent naturalist who botanized on his mother's grave. I do not think it is generally known that King George III., the dullest of his race, contributed to Young's *Annals of Agriculture* under the pseudonymn of Ralph Robinson, who was his Windsor shepherd. It was agriculture that he understood so far as he understood anything.

Of the writings of William Cobbett, Young's successor as an annalist, we possess nothing but his immortal *Rural Rides*, which is almost a classic in the language. There is an indefinable charm about the book. It seems to exhale the very air of the breezy downs and sequestered lanes he loved so well. No man is harder to place in the hierarchy of agricultural writers, but as a master of pellucid English he has few equals. His book is also an excellent school of vituperation for anyone that cares to graduate in that gentle art; but his provocations were great, and he lived and wrote in that most miserable period in all agricultural history—the first quarter of the nineteenth century. Cobbett might be described as a sort of bucolic Juvenal, who considered he had a mission to lash the sins of his age, as he conceived them, and it cannot be denied that he laid on the scourge pretty lustily. Still, the fact remains that he was a charming writer and as keen an observer as his prototype Arthur Young, on whose *Tours* his *Rural Rides* are obviously modelled.

One specimen of his style will suffice. He says: "Everyone will, I hope, have the goodness to believe "that my grandfather was no philanthropist. Indeed, "he was not. He never made a lightning rod nor

" bottled up a quart of sunshine in his life. He was no " almanack maker, nor quack, nor chimney doctor, nor " soap boiler, nor ambassador, nor printer's devil, and all " his children were born in wedlock. He bequeathed " no old or irrecoverable debts to a hospital. He never " cheated the poor during his life nor robbed them at " his death, and if his descendants cannot point to his " statue over the door of a library they have not the " mortification to hear him daily accused of being a " profligate and an infidel."

It is said that the first copies of his *Grammar* (an admirable work which should be in the library) contained definitions of the *definite and indefinite articles*, which he had the wisdom to suppress, viz. :—

" 'The' is the definite, 'a' the indefinite article.

Examples—

The House of Commons

A Den of Thieves."

The principal charm of our library consists in a number of miscellaneous books which cannot be grouped under any general heading.

Probably few of the Members have had the curiosity to take down a book with the forbidding title *A Law Dictionary*, by Dr. John Cowel—(the spiteful Coke always referred to him as Dr. Cowheel)—which is a perfect mine of information on feudal customs and manorial law. It illustrates, better than any other book with which I am acquainted, the monstrous edifice of legal chicanery which came in time to overlay the common law of the land. Persons delicately referred to by Carlyle as "improper females" had a bad time of it in the Middle Ages, as you will see in Cowel if you refer to the word "Free-bench." The book has a curious history. It was condemned to be burned by the common

hangman for certain definitions of the words, "King," "Parliament," "Prerogative," &c., Cowel, to commend himself to the good graces of James, contending that the monarch was absolute, and only consulted Parliament "of his goodness," waiving his power to make laws without its consent—a doctrine pleasing enough to the King, but quite intolerable to the House of Commons. So great was their resentment that James was forced to disavow poor Cowel and throw him to the wolves. The actual deed of Proclamation is printed in our copy and is a curiosity in its way, as marking how far we have got away from the theory of the "divine right of kings," which Doctor Johnson (no democrat) was in the habit of saying "rests on precisely the same basis as the divine "right of constables." The Proclamation is evidently from the pen of James himself. It begins:—

"This later Age and Times of the world wherein we "are fallen, is so much given to verbal Profession, as "well of Religion as of all commendable Royal Virtues, "but wanting the Actions and Deeds agreeable to so "specious a Profession, as it hath bred such an unsati-"able curiosity in many men's spirits and such an "itching in the Tongues and Pens of most men as "nothing is left unsearched to the Bottom, both in "Talking and Writing. For from the very highest "Mysteries in the God-head and the most inscrutable "Councils in the Trinity, to the very lowest pit of Hell "and the confused Actions of the Devils therein, there "is nothing now unsearched by the curiosity of Men's "Brains, who must needs sit with God in his most "private Closet, and it is therefore no wonder that they "do not spare the deepest mysteries that belong to "Persons of State, of Kings and Princes that are Gods "upon Earth."

The very mention of dictionaries calls up the gigantic figure of Samuel Johnson—the literary Titan of the eighteenth century, on whose merits the opinions of his fellow-countrymen are now so curiously divided—to some a synonym for all that is boorish and disgusting, to others for all that is greatest in conduct and morals. It has been said that his name is a touchstone of ethical perception, and I am not concerned to deny it. What is certain is that no man before or since ever engaged, single-handed, in so gigantic a task as his dictionary or carried it through more successfully. The preface is a miracle of erudition, and should be read by anyone who values the genesis of our English tongue.

I am happy to say that we possess a copy of the original edition, and there is surely some pathos in the fact that here we can gaze upon the actual printed characters on which the great doctor's poor myopic eyes rested as he stooped over the proof-sheets in his dismal garret in Gough Square, the front of his old tow wig sizzling in the candle flame.

He employed five amanuenses, all Scotsmen, two named Maclean, the others Maitland, Shiel, and Stewart, whose names thus live in history.

The work occupied him seven years, and he received for it a sum, per annum, which falls short of many a fee now paid to counsel for a couple of day's work in obscuring the facts in a single compensation case.

Johnson, of course, was no philologist and was quite unacquainted with German literature, and his definitions are not always unimpeachable. His selection of authorities was probably the best available at the time, and it is said that he was assisted in his choice by Pope.

His definition of "oats" is well known—better than that of "excise" as "a hateful impost levied on com-

" modities and adjudged, not by the common judges of " property, but by wretches hired by them to whom " excise is paid," or of " lexicographer " as " a writer of " dictionaries, a harmless drudge that busies himself in " tracing the original and detailing the significance of " words "; both highly characteristic specimens of playful bitterness.

We have another record of Johnson in the library. If you turn to page 360 of the volume of the *Gentleman's Magazine* for 1736 you will find the following advertisement :—

> " At Edial near Lichfield, Staffordshire,
> Young gentlemen are boarded and taught
> The Latin and Greek languages.
>
> SAMUEL JOHNSON."

This venture followed immediately after his marriage to his unlovely wife, the widow Porter, and oddly enough the same volume contains an advertisement of a new general dictionary, by whom is not stated.

We are also the possessors of a good copy of Bayle's great historical and critical dictionary—a miracle of learning and research.

Let me commend to your notice the deeply interesting collection known as the Somers Tracts. Most of them are what remained of Lord Somers' library after a disastrous fire in 1752. How many of these papers (some of a highly confidential nature) came into his hands does not appear, but it is obvious that in his position as Lord Chancellor he would have access to many State documents which, with his keen love of literary pursuits, he probably copied, and perhaps in some cases appropriated.

There are in this vast collection of tracts documents of extraordinary interest for the student of history. That this is so is shown by the fact that it is edited by no less a person than Sir Walter Scott. Our copy belongs to the second edition, published in 1809, the year of the appearance of *Marmion*, and five years before the first of the Waverley novels.

As a specimen of these tracts let me suggest the perusal of Sir Roger Williams' *Account of the Wars in the Low Countries*, where centuries earlier the British army, according to Froissart, "swore so terribly." On page 33 of the first volume you will find a report of the speeches of Henry VIII., Queen Catherine, and Cardinal Campeius in the divorce proceedings before that wily person and Wolsey. But I must not linger over these inviting volumes.

Almost equal in interest is the so-called *Harleian Miscellany*, another enormous collection, selected by Oldys, the antiquary, from the library of Edward Harley, second Earl of Oxford. It comprises nearly 700 rare tracts. A glance at the Index will show the varied nature of the contents. Among them I may mention the speech of Queen Elizabeth to her last Parliament. No more regal utterance is to be found in the language, or one showing a more just appreciation of the duties and responsibilities of an exalted station; or you may read here an account of the well-known sectary, Ludowick Muggleton, and how he "slid out of "one religion into another."

We have but two recognisable books from Beckford's celebrated library at Fonthill. One of them, the *History of Framlingham*, the other a small guide to the city of Hereford. Both derive interest from the fact that they are annotated on their fly-leaves in Beckford's own hand,

showing that he was not a mere collector but a diligent student of the books he acquired.

Among the many curiosities in the library is a little duodecimo volume entitled *The Compleat Lawyer*, by William Noy. The feat of compressing the whole body of law within 117 small pages, strikes one as surprising. It is perhaps explained by the fact that the author was more skilled than most men in producing immense results by small means, for it was he who, as Attorney-General to Charles the First, framed, and it is said suggested, the ordinance for the levying of ship money, which cost the King his head and the kingdom a sanguinary internecine war of nine years' duration.

Old Thomas Fuller, to whose delightful *Worthies of England* I have already referred, says of Noy: "He was " for many years the stoutest champion of the *Subject's* " *Liberty* until King Charles entertained him to be his " Attorney; after which time I read this character of him " that he became so servilely addicted to the prerogative, " as by ferreting old penall statutes, and devising new " exactions, he became for the small time he enjoyed that " power the most pestilent vexation to the subject that " this latter age produced." Noy's house at Brentford was pulled down within my own memory. I may mention here that the statutes at large are a blank for these nine years, the Acts passed in the time of the Commonwealth being treated as non-existent.

We have an excellent copy of the seventh edition of *Coke upon Littleton*, printed partly in black letter, dated 1670. It is, perhaps, next to Justinian's *Institutes*, the best-known law book in any language. It contains a quaint portrait of Sir Thomas Littleton himself (*temp.* Ed. IV.). We have also a fine black-letter copy,

printed in 1583, of Littleton's original work *The Tenures*, on which Coke has *imposed* himself so enduringly.

Among our most valuable possessions is Bracton's great work, *De legibus et consuetudinibus Angliæ*. It is remarkable not only for its vast learning but as an early and splendid specimen of the printer's art. This great treatise was published in 1569. It is described by Sir William Jones as "the best of judicial classics." Ours is an original copy, and, though nearly 350 years old, might have issued yesterday from the press of Richard Tothill. I may mention that Tothill lived on the south side of Fleet Street, a few doors inside Temple Bar. He is well known to bibliophiles as the printer of the poems of the Earl of Surrey, splendidly reproduced in one of the volumes of *Arber Reprints*, which I commend to all lovers of literature.

Our library is not very rich in what is rather loosely known as "sociology," but contains some notable books on the subject. One of the best (I say it without partiality), because drawn from unimpeachable sources, is Professsor Thorold Rogers' *Six Centuries of Work and Wages*, which vividly depicts the condition of the common people from the thirteenth century to the present day.

Other works of the kind, though much inferior in point of accuracy, are Eden's *State of the Poor*, published in 1797, and Porter's *Progress of the Nation*, neither of which the student of social economics can afford to neglect. It is a satire on our boasted place in the universe that this man, who dealt with such portentous problems, died from the sting of a gnat.

We are also not very rich in books on architecture, perhaps rightly so, but I should like to direct your attention to two of them—Wren's *Parentalia* and Pugin's *Contrasts*.

The *Parentalia* is a history of the family of Sir Christopher Wren, written by his son Christopher. Wren was not only a great architect (perhaps the greatest since Bramante) but a great scientist, for he was Savilian Professor of Astronomy in the University of Oxford, and a President of the Royal Society. On page 274 is a most interesting account of a survey of St. Paul's Cathedral, made by Wren a few months before the Great Fire in 1666. This should be read in connection with a report by him after the fire, which will be found on page 247 in Elmes' admirable biography of Wren, also in the library.

A. Welby Pugin's *Contrasts* strikes one at first as an ill-natured pictorial skit on contemporary architecture. It is not really so, being only an appeal to the eye, against the degradation of his beloved art. His plan is to place side by side modern and ancient examples of buildings for similar purposes, very much to the disadvantage of the former. I have heard it said by those who knew him that this great artist never used a T-square, and rarely supplied the builder with a working drawing, the poor man having to content himself with rough sketches in charcoal, on the nearest plane surface available.

Let me call your attention to a little *History of Newcastle-upon-Tyne* for the sake of its frontispiece, an undeniable product of the burin of Thomas Bewick, recognisable at once, by the instructed eye, by the masses of uncut wood left to form the deeper shadows.

Those who have a fancy for ancient Itineraries should look at William Burton's *Commentary on the Itinerary* (first published in 1658) *of the Roman Emperor Antoninus Caracalla* (186-217), not Antoninus Pius, as is generally supposed. It contains the whole

story of the Roman government of Britain in the third century. It is a book much beloved of antiquaries—by the learned Selden most of all.

Or, coming later down in history, the curious itinerary through Wales, in 1188, of Baldwin, Archbishop of Canterbury (1184-1190). It appears in the Library Catalogue under the name of De Barri, who accompanied Baldwin on his travels.

Later still, the travels in England and elsewhere of Cosmo III., Grand Duke of Tuscany, who visited this country in the reign of Charles II. The principal interest of the book consists in a large number of views of English towns and cities in the seventeenth century, and the record it contains of many quaint habits and customs of the time by a contemporary observer. The view of the Banqueting House, Kingsgate, and the adjoining houses is particularly interesting.

We have a copy of the third edition of the admirable itinerary (1534-1542) of the learned John Leland—that prince of antiquaries. The book was written to form a New Year's gift to King Henry VIII. It is doubtful whether Henry's heavy matrimonial preoccupations left him much leisure for the perusal of a work in nine volumes, his tastes lying more in the direction of the new and attractive than the old and decayed. The book forms the foundation of nearly all subsequent writings on our national antiquities.

It will be observed that Leland's travels covered the exact period of the suppression of the greater monastic houses, and it is a thousand pities that his commission to explore their records did not extend to their acquisition, so preserving them from destruction by accident or design in those nefarious times. Poor Leland died insane.

Of road books we have some excellent examples. The Roman roads appear in detail in Reynold's *Iter Britanniarum*, which is in point of fact a commentary on the itinerary of Antoninus already referred to. It contains an excellent map of the Roman roads in Britain.

We have also another road book (engraved text and illustrations on 100 copper plates, a most costly production) entitled Ogilby's *Britannia*, which was the direct predecessor of Patterson's well-known book.

Patterson's *Roads of England and Wales*, published in 1771, enjoyed an extraordinary popularity and passed through many editions. It was in immense demand in the pre-railway times. We have a copy, dated 1784, of the sixth edition, and another copy greatly enlarged by Mogg which came out just before the disappearance of the mail coaches. The advent of the automobile has given the book a new lease of life, and it is again in great request.

I have referred in another Paper to Captain John Graunt's *Observations on the Bills of Mortality of the City of London*. The real author was Sir William Petty, whose name is so familiar to readers of *Pepys' Diary*.

It is, so far as I know, the first attempt to establish a theory of vital statistics. The division of the population into "breeders" and "feeders," in other words bread-winners and dependants, seems rather crude to the modern mind. One fact comes out with sufficient clearness—that in the seventeenth century the population of the city was kept up entirely by immigration from the country, which was also the case with all the large towns, noticeably so in Bristol and Winchester.

The author gives an amusing description of the way in which the Bills of Mortality were "made and composed."

He says: "When anyone dies, then either by tolling or "ringing of a bell or by bespeaking of a grave of the "sexton, the same is known to the searchers. The "searchers thereupon (who are ancient matrons) repair "to the place where the dead corps lies, and by view of "the same, and by other inquiries, then examine by "what disease or casualty the corps died." No wonder if after such an inquest so many were said to have died from "wolf,' "rising of the lights," or were "planet "struck" or "burst."

The subject of population leads one by an easy transition to the celebrated Essay by the much misunderstood and much maligned Thomas Malthus, beloved of J. S. Mill and detested by Cobbett, and whose name has given an adjective to the language. His *Essay on Population*, which is in the library, fell like a thunderbolt on a generation taught from pulpit and forum that fecundity and patriotism were interchangeable terms. The essay itself is a perfectly innocent attempt to prove that population, measured by the laws of increase as then understood, had a tendency to overtake the means of subsistence as deduced from the available statistics of food production and that population increases in a geometrical, and food in an arithmetical, ratio. He was not right even within his own premises, for he left out of his calculations the checks supplied by moral restraint and by the fear of social degradation following upon self-inflicted poverty. Nor could he foresee the day when mouths in England would be linked by steam with food in America and India. The work was profoundly philosophical and characterised by moderation and self-restraint, but it raised a storm of abuse that has never been equalled in the annals of vituperation. To Cobbett he was "the impious Malthus," "the monster Malthus,"

"the diabolical Malthus," "the beastly Malthus," and so on through all the gamut of reprobation. Later on Malthus modified his views, softening some of their austerities, and a later generation has accorded him the justice he was denied in his own.

There is a queer book in the library, published in 1653, entitled *Mattheus de Auctionibus*, which, being interpreted, is "Matthew on Auctions." Latin was the language of the rostrum in ancient Rome, but I am not aware that biddings took place in that language in the time of Charles II. Its principal interest, apart from its antiquity, consists in a reference to auctions held *sub hasta* (literally under a spear planted in the ground) of the spoils taken in war.

In order that the fact may be on record I may here state that this very house in which we are assembled has a literary history of its own. It is said that at No. 13, Great George Street, incorporated in our building, John Wilkes, patriot, buffoon, and libertine, wrote the famous No. 45 of the *North Briton*, and from which he was dragged to imprisonment in the Tower. If so, what is now known as the "Members'" Room on the ground floor was his dining-room, and I have no doubt that its beautiful chimney-piece dates from his time.

I need not commend to your notice the *Annual Register*, complete from 1758 to the present day. Also the *Gentleman's Magazine*. For the first thirty years the Annual Summary in the former was written by Burke. The *Gentleman's Magazine* was started by Cave in 1731. He was the first to publish what purported to be reports of the Parliamentary Debates. As is well known, they were the work of Johnson, performed by means of the then undiscovered science of telepathy. This deception is the only blot on the fair fame of the moralist.

I imagine that few have ever seen, though everyone has heard of *Cocker's Arithmetic;* "According to Cocker" is an accepted figure of speech. The work was first published in 1677. Our copy is dated 1695. Between the earlier date and 1720 it passed through thirty-seven editions. It is impossible to imagine the suffering this book must have inflicted meanwhile upon many generations of boys. It was claimed for it as a merit that it excluded all reasoning and demonstration—why, it would be hard to say. As for the boys—

> "Theirs not to reason why,
> Theirs but to do, or die."

The book still survives, by metempsychosis, in the works of many later tormentors of youth.

We have a complete set of the excellent photo-lithographic reproductions of *Domesday Book* (or *Inquest,* as it is more properly called) published by the Ordnance Survey authorities. Its interest is greatly enhanced by a previous perusal of a learned treatise on it by Mr. Adolphus Ballard, which is also in the library. This great survey of the whole kingdom took but nine months to execute. *Tempora mutantur!*

Francis Grose's *Antiquities of England and Wales* in eight folio volumes is formidable reading and more useful for reference than perusal. He was the convivial gentleman to whom Burns refers in his ode "Frae Maiden-kirk to John o' Groats."

Few would care to turn over the pages of our fine copy of the *Statutes at Large,* yet there is much instruction to be gleaned from them, reflecting as they do the passing passions of the day and the gropings of many generations of men towards the light which shines with such dazzling splendour in our incomparable age, when,

if the auguries can be trusted, happiness and contentment is about to be the lot of all, without the necessity for any personal exertion worth mentioning.

It is, of course, impossible, within the limits of the time at my disposal, to pass in review more than a few of the books to which I should have been glad to refer, but I hope I have said enough to show how rich our library is in works which should appeal to every educated man. I can speak from experience for I am familiar with them all, except, perhaps, five per cent., with which I have merely a nodding acquaintance, which, if I can help it, shall never ripen into intimacy.

No reasonable person can expect our library to be used, say, like the library of the Athenæum Club—for very few of our Members can be numbered (or, for that matter, would care to be numbered) among the leisured classes.

Practically there are but two periods in the life of an ordinary man when methodical reading is possible—the period of youth and the period of late middle life.

Needless to say, what is read in youth is of incalculably greater benefit than what is read in maturer years, if read properly and on a systematic plan; otherwise it is time absolutely wasted, for there is an art in reading as there is in writing or speaking. Mere browsing at large, like an ox in a fat pasture, may afford some passing pleasure and serve to beguile an idle hour, but is useless if you would make your knowledge a permanent possession. I speak to the younger men, and in the hope of assisting them venture to formulate a few simple rules for reading, which I have myself followed for more than fifty years: (1) Read with concentrated attention; (2) Make what you read the subject of careful afterthought until it is clearly mirrored in the

mind; lastly, having read your subject and pondered over it, *read round it*, which is most important of all, for it is only through links of association that the memory is able to summon what is wanted from the storehouse of the mind. These links of association stand in the same relation to the memory as an index to a book or a catalogue to a library. Without them all is chaos.

Reading round a subject, as I have called it, has the further advantage of forming a number of fixed nuclei, about which, in time, a vast amount of information insensibly gathers. It is the true way of reading, and nothing else takes its place, however good the memory for isolated facts. Personally, I have no liking for note-making, and never found any advantage in adventitious aids of this kind.

I hope this interlude will be pardoned and counted unto me for a sort of righteousness.

My function this evening is confined by the title of my Paper to the library as it is. The temptation is strong to point out its deficiencies. A visit, note-book in hand, to the libraries of the Athenæum Club, the Royal Statistical Society, or the London Institution, would show the directions in which our library could be usefully extended without departing from its present general character and scope.

The Institution is still young, as Institutions go. The composition of the Membership has undergone great changes in the last forty years without losing its basal form in relation to the great landed interests. It has attracted to its ranks in large numbers the important class of building and quantity surveyors; valuers, as distinguished from the stewards of country estates, sanitary surveyors interested in ventilation, drainage and

sewage disposal, municipal surveyors concerned with paving, sewerage, road-making, and water supply. The literary needs of all these classes of practitioners have had to be catered for, with the result that the library is what it is—a storehouse of information in which every reasonable practical want is, fairly if not fully, provided for.

But there is, beyond this, a larger question which, as it is treading on delicate ground, a former Vice-President shall voice for me.

How many are there still living who remember, as I do most vividly, a Paper read before this Institution forty-one years ago, by the late Mr. Jeremiah Mathews, entitled "A Plea for Culture in the Profession of a "Surveyor." He pointed out (what is true) that at the beginning of his career (say, about 1820) "the modern "surveyor was unknown . . . . occupying a simply "subordinate position." He adds: "It is well to be "reminded of this . . . . in order that we may be "impressed with the necessity for an expansion of our "education and culture." Again he says: "I consider "the best preparation for our profession to be a high "general education . . . . such as is generally thought "necessary in the older established professions . . . . "and I certainly know of no place comparable to the "Universities for this purpose."

This is the road which The Institution is now treading, but, as it is open only to a few, might it not be well to place further self-educational facilities within the reach of our students by the inclusion of a considerable number of works of general literature in the lending library, and by encouraging the younger men to attend the classes in History and English Literature, held at King's College and in many of the Provincial Universities. But perhaps this is a counsel of perfection.

This we can place to our credit—that we were the very first of the modern professions to adopt the examination system, previously confined to the older so-called liberal professions. Our example has since been followed by the Architects, the Engineers, the Accountants, and many other bodies, showing how correctly we interpreted the spirit of the age.

There are still some who remain unconvinced of the utility of examinations, but they are of the class described by Sydney Smith as "persons who had they "lived at the dawn of creation, would have got up a cry "of 'Give us back our old chaos!'" They will die out, and their epitaphs will be written in water.

Let me, in conclusion, express an earnest hope that, in endeavouring to avoid dulness, I have not become chargeable with levity. A dry annotated catalogue would have been an intolerable strain on your patience and a poor return for the honour done me in intrusting this subject to my hands.

My task is done. It has been a pleasant one, for it has afforded me an opportunity of renewing my acquaintance with many old literary friends.

I have spent many happy hours in our library—that calm, sequestered "Retreat of the Ten Thousand"—if I may so misapply a classical reference. If I have succeeded in inspiring my audience with any portion of the spirit of "divine contentment," I have myself enjoyed in the company of books, I shall be well rewarded for my pains in writing this Paper.

Mr. T. M. Rickman (Past-President) said he had the greatest pleasure in rising to propose a vote of thanks to their old friend Mr. Rogers for the Paper he had given them that evening. The short time at his

disposal had been spent most profitably in pointing out the amount of interest and the many curious circumstances relating to the various books in the library which he had singled out for special comment. They were indebted to Mr. Rogers for nearly forty years' work on the library, and his knowledge of books had been of great assistance to them in amassing the valuable collection which they now possessed.

He had hoped that Mr. Rogers would have told them of the class of persons who used the library. The library ought to be used by all the Members of the profession. The younger Members ought most carefully to study and annotate the standard books of the time. Unlike Mr. Rogers, he thoroughly believed in the efficacy of note-taking. The fact of having filled some ten or twenty pages of careful notes impressed the subject upon the mind much more than casual reading. On the other hand those Members who had reached the leisure of old age might be able to devote a certain amount of time to the fascinating study of bibliography, and taking some old work in which they were interested, carefully to study its typography, illustrations, the date at which it was originally published, the changes that had taken place in the subject, and all the variations that have occurred in the history of the book.

He would not detain them further, because there were many others, who had learned from Mr. Rogers the use of the library, and who were desirous of speaking and of rendering thanks to Mr. Rogers for the great service he had done to The Institution, and for his kindness in coming to give them that admirable Paper.

Sir Ernest Clarke (Associate) said he regarded it as a privilege to be allowed to second the vote of thanks,

so sympathetically proposed by Mr. Rickman, to his old friend and fellow-worker Julian Rogers. It was perhaps a little daring for The Surveyors' Institution to let loose bibliographers amongst them, for, as was well known, that class of literary students entertained the most opposite views as to books and their authors. As one of the classes of works referred to by the lecturer in his delightful and amusing Paper had been the subject in days gone by of his own particular study, he would limit his comments to what Mr. Rogers told them about books on agriculture, leaving to his friend and colleague the President of the Bibliographical Society (Mr. H. B. Wheatley) any observations on literary matters generally.

In his perusal of old books on agriculture he had endeavoured to carry out the admonitions of Mr. Rogers by "reading round the subject," and the results were certainly surprising. The Institution was to be congratulated on the possession of a copy of the scarce "1534" (Berthelet) edition of Fitzherbert's *Boke of Husbandry*; but there was an earlier (Pynson) edition of 1523, an unique copy of which was in the Britwell Library, which was specially interesting as proving from internal evidence that the author of that earliest English treatise on agriculture was not, as was commonly supposed, the lawyer Sir Anthony Fitzherbert, but his elder brother, John Fitzherbert, Eleventh Lord of Norbury in Derbyshire, who died in 1531.

The earliest edition of Thomas Tusser's *Five Hundred Points of Good Husbandry* was issued in 1573, and it gave them the most vivid picture in all their literature of rural life in Elizabethan days. The 1812 reprint in The Institution's library was edited (not very intelligently) by Dr. Mavor, of spelling-book fame. Gervase Markham

was, in his way, an interesting person, though Ben Jonson said that "he was not of the number of the "faithful, and but a base fellow." He had been quaintly described as the earliest specimen of a "hackney "writer," and so he was. But he was an observer on his own account, and not like Hartlib, a mere literary pirate.

Of *Samuel Hartlib his Legacy of Husbandry* first published in 1651, Hartlib wrote the Address of three pages "To the Reader," *and no more.* All the rest was the work of Robert Child, a graduate of the University of Cambridge, as was clear by a study of the 1655 edition of the *Legacy.* It had been persistently stated in the text-books that Hartlib was a friend of John Milton. This he strenuously denied. The only foundation for it was a prefatory reference to Hartlib in Milton's *Tractate of Education,* first published in 1644, when Milton was a comparatively young and obscure man of thirty-six, and was only just beginning to come into notice as an acrimonious pamphleteer; and the terms in which Milton addressed Hartlib could not be regarded as specially complimentary.

He was bound to speak well of Arthur Young as a fellow Suffolker, but his *Annals of Agriculture* was perhaps the least of his real titles to fame, and he should not have himself described Young as "a fussy and "pretentious person."

Sir Frederick Morton Eden's *State of the Poor,* first published in 1797, and recently reprinted, was a work of great erudition; and, bearing in mind the date at which it was written, it was still of interest and value.

Comments of that sort on byegone literary efforts might, of course, be multiplied indefinitely were it not for the exhaustion of their patience; and he would only add,

therefore, in conclusion, that he greatly enjoyed the intellectual treat afforded to him by listening to his old friend's characteristic utterances on men and things; and he congratulated Mr. Rogers on his conspicuous success in vitalising with his wit and humour a subject a little outside the ordinary discussions at The Institution.

His Honour Judge WHEELER, K.C. (Honorary Member) said he had listened with great delight to his old friend Mr. Rogers' Paper, and had been struck with wonder that he had been able to devote so much time to the study of the books, because many of them had not that leisure, but could only find time to consult the library for the purposes of their own laborious lives.

The deficiency of the library was mentioned in the Paper, and he wished to speak for a moment on that subject. He was one that admired their library enormously—it was charmingly housed, it contained an admirable selection of books, and he thanked the Librarian for the great attention he always bestowed on him when he had to consult authorities there. He had however a suggestion to make—he hoped they would not think it presumption—a library was of no use in the abstract, it must be a library in the concrete, it must be practically useful, and he would suggest that it might to some extent be improved if the books were somewhat differently arranged. He thought what he might call the practical part of the library was most admirably arranged, cosy little nooks and corners being formed by the book-shelves running at right angles to the main street, but there was one particular part of the library that persons like himself had to frequent—the law

library—and he ventured respectfully to suggest that if that part could be somewhat differently housed, and all the books and law reports could be brought together, it would greatly add to its usefulness.

Their library also ought to be co-extensive with The Institution. He believed the Library Committee at present consisted of members of the governing body, and he suggested it ought to consist of all classes interested, and should not consist only of members of the governing body. He did not see why some individual of the class he had the honour to belong to should not be selected. He would also select some of the young men, so that they might know what the young men wanted to read.

In a library it was not enough to know what to keep but there was a vast art in knowing what to get rid of. He therefore humbly submitted that the time might come, regard being had to the growth of The Institution, when the Library Committee might consist of such Members as could be delegated to select the books, deal with the books, buy books, and (most serious task of all) get rid of books. With those imperfect observations he was glad once more to raise his voice in that hall.

Mr. Wm. Woodward (Fellow) said he had not known Mr. Julian Rogers for thirty years without being perfectly certain that he should have an intellectual treat when he came to hear his Paper that night. The Paper was Mr. Rogers all over—the same good humour, the same satire, the same brilliant introduction into the sphere of all that was humorous and delightful. That constituted the character of Mr. Julian C. Rogers, as it constituted his Paper which they had just heard.

Mr. Rogers had seen the genesis of the library of The Institution, and he gathered from certain observations that were made in his Paper that he was not at all undesirous of seeing the exodus of some of it. His old friend Judge Wheeler, whom he was delighted to see there after some years of absence, anticipated also that there might be some slight exodus of the books in the library of The Surveyors' Institution.

Mr. Rogers had told them that there were two periods for methodical reading—youth and later middle life—and he had also referred to the observations of Mr. Matthews who, forty-one years ago, pointed out the benefit of culture to a surveyor. He did not think Mr. Rogers, or anyone else, could too strongly impress upon the youth of their Institution, or indeed upon the middle age and later life of their profession, the great advantage, even the necessity, of culture, which to a large extent could only be obtained by diligent reading. Was it not necessary, as Mr. Matthews suggested, when they were addressing a client, a client redolent, perhaps, with knowledge the result of first-class education, that they should address that client in the cultured language of English gentlemen.

It was necessary also that they should frame their reports to their clients, and to the different Boards for whom they might be acting, in a clear and concise manner, and that could only be done by reading and study. That was one of the uses of the library of that Institution. He advocated the diligent reading of the books in that or their own libraries. When he was a young man he was doing some work for the Dowager Marchioness of Lansdowne, who was seeing to some decoration for her sister. She wanted a certain cornice. She said, "I want a cornice like that in the ——" she

mentioned a palace in Florence. He had not been to Florence, and knew nothing about that palace, and he keenly felt his want of knowledge on that particular occasion. He went to Florence, he found the palace and saw exactly what she meant. That was an example in his own life of the want of reading and professional knowledge and culture which could only be obtained by study and research.

Mr. Rogers mentioned Lord Rosebery and his proposal to cremate a great portion of the books of the world. He would not tell them his opinion of those views, but if Lord Rosebery asked him to accompany him to some spot where all the novels that had been written during the last forty years were collected, he would agree with him in saying, "Let us "cremate 99 per cent. of them."

Then there was another gentleman, Mr. Carnegie. He was a man who amassed a large fortune notwithstanding that he could not obtain books to read; and because he amassed such fortune in the absence of those opportunities what did he do? He dumped down in this country as many libraries as he could possibly get accepted, and left the maintenance of those libraries to the local authorities.

Mr. Rogers had mentioned two books on architecture, Wren's *Parentalia* and Pugin's *Contrasts*. Wren's *Parentalia* was a work which most of them were acquainted with, but the object of the publication of the *Contrasts*, as Mr. Rogers knew, and he hoped most of them knew, was not only to show the superiority, as Pugin thought, and as he (the speaker) thought, of Gothic works side by side with the Classic, but to endeavour to impress upon the lay mind culture on Gothic architecture.

He would suggest that side by side with the *Parentalia* they should read *Frauds and Abuses*; that would give them some insight into what Sir Christopher Wren suffered in connection with his work at St. Paul's. Then he would suggest that they might get down Macaulay's *Critical Essays,* if they wanted to write a good letter, and read a page or two of the book, wherever they liked, put the book back, and they would write a better letter than they would have written before.

He would finish his remarks with a quotation from Petrarch: "Books never pall us, they discourse with us, "they take counsel with us, and are united to us by a "certain living familiarity. It is easy to gain access to "those friends for they are always at our service; I "admit them to my company or dismiss them from it "whenever I please; they are never troublesome but "immediately answer every question I ask them." That summed up in a few words the necessity for culture, a necessity provided for in the library of that Institution.

He was delighted to see his old friend Mr. Rogers there, he thanked him heartily for his Paper and he trusted that they would hear him again on some future occasion, and that he would still be in the enjoyment of that excellent health in which he then appeared.

Mr. H. B. Wheatley (Visitor) said he had been asked to say a few words on his friend Mr. Rogers' interesting and valuable Paper. The two points discussed were the formation of the library and the interest of the various books of which it was composed. There was a great deal to be said on both those subjects. Many people made a great mistake with regard to the

books which they thought should be weeded out of libraries. They spoke of obsolete books, but who could decide what were really obsolete ? Charles Lamb spoke of directories and calendars as obsolete books; but surely a set of Boyle's *Court Guide* would be one of the most valuable sets that they could have in a library for the settlement of questions respecting London localities. Even technical books, that were out of date, might become at some time of interest to the historian who wanted to see what had been believed in past times. Again, with regard to books that were not often used. Many people said, "That book has been on the shelf for "fifty years, and has never been used." But the time might come when it would be particularly required at a given moment. They must not think that only those books were worth having in a library which were in continuous use day by day. There were many books that were not in every-day use which were of the greatest value.

As Mr. Rogers had said, books of topography were of special interest, particularly the earlier ones. It was remarkable to find how much of the topography of their country was carried out in Queen Elizabeth's reign. Lambarde stood first, then Stow, who said his Survey was formed on the plan of Lambarde, and, of course, Camden, and with them many a lesser luminary. It was exceedingly interesting with respect to those antiquaries to note what good friends they were. Although some of them, like Speed and Stow, were tailors and others were men of position, yet they appeared to form a family party, and it was by those men that the Society of Antiquaries was originally formed. With regard to Leland, Mr. Rogers spoke about Henry VIII. receiving the nine volumes of his

work, but his *Itinerary* was then in manuscript. The New Year's gift to the king was a very small volume, and the large set of Leland that they now used, or at least *did* use, before Miss Toulmin Smith's new edition appeared, was published by Hearne from the original manuscript early in the eighteenth century.

There were two points about which he felt he must strongly urge Mr. Rogers to alter his opinion, One related to Graunt's book on the *Bills of Mortality*. He was sorry that Mr. Rogers should have followed the lead set by Bishops Burnet and Nicolson in ascribing that work to Sir William Petty. They all knew that in the present day if a man of importance happened to help an author in the preparation of his work many persons were sure to go about saying, "You "see Brown's name is on the title-page, but it was Jones "who really wrote it." That was always very doubtful, and he thought it was particularly unfortunate in that case. He did not say that Mr. Rogers had not high authority for what he said, but really he did not believe there was a bit of truth in it.

Sir William Petty was so distinguished a man that he was looked upon as the father of political economy in this country, but he (the speaker) did not find that he had dealt much with that subject before the Restoration. In 1662 he published a book on Taxes and Contributions in Ireland, and that book was the only one of an economic character which he published till after the death of Graunt. If they took away from Graunt his work on *Bills of Mortality* they took away his all. He was a man highly respected in his time, he was one of the first fellows of the Royal Society, and it was of him that Charles II. said, in reply to some person's remark that he was a draper, and therefore

should not be admitted, "that if they found any more "such tradesmen they should be sure to admit them all "without any more adoe."

That showed that Graunt was highly esteemed at the time. Graunt and Petty were great friends, and no doubt when Graunt showed his work to Petty the latter appreciated the research and gave his assistance. The book went through five editions before Graunt's death in 1674, when Petty produced a new edition. That Petty highly esteemed Graunt they might know by the fact that when Graunt was buried a great number of people attended the funeral, and no one was more conspicuous for his grief than Sir William Petty.

An exactly opposite case was that of Cocker and Hawkins. They said "According to Cocker," and yet Edward Cocker probably had nothing to do with the Arithmetic published by John Hawkins after Cocker's death, from which that expression arose. Cocker was a writing-master, a man of great ability, of wide knowledge in English literature, and the man who taught Pepys to like Chaucer. Pepys in his turn, recommended Dryden to put into the language of the Restoration Chaucer's lines on the *Parson,* in the Prologue to the *Canterbury Tales.* Cocker was one of the finest writing-masters that England ever possessed. Professor de Morgan came to the conclusion, and gave good reasons for believing, that Cocker had little or nothing to do with the work on arithmetic, and he (the speaker) also in looking over the Dictionary of the English language attributed to Cocker by Hawkins came to the same conclusion with regard to it.

Mr. Rogers spoke of George III. as one of the most foolish of the English kings. He would say nothing whatever about politics, but he did think that was

very hard on George III. Most of the foolish things that were reported of that king were invented by "Peter "Pindar"—Dr. Wolcot—an unprincipled man, whose verses were very popular, and thus gave the king a bad name. He thought when they considered George's formation of, and interest in, his magnificent library, and also when they read the report of the very interesting talk which Dr. Johnson had with the king at Buckingham House they would agree that he showed himself to be a man of sense. If they followed that conversation they found that George showed remarkable cleverness, he did not say much himself, but he led the conversation with the idea of obtaining information from Johnson. It was he also who strongly recommended that Johnson in his *Lives of the Poets* should give a life of Spenser.

He wished again to express his thanks to Mr. Rogers for his interesting and instructive Paper, and he was especially grateful for the information it contained concerning Wilkes and that house; such points were of great interest, and when houses were pulled down they were often the most difficult ones accurately to settle. They now had Mr. Rogers' authority for the position of Wilkes' house.

The vote of thanks having been put to the Meeting, and carried unanimously,

Mr. Rogers, in reply, said he thanked them exceedingly for the reception they had given to his Paper and for the many kind things that had been said respecting it. Of course when he wrote it he was well aware that there were lions in the path; there always were when one attempted to assess character, but he was not quite prepared for his friend Sir Ernest Clarke's

onslaught, not being aware that he was treading on the toes of an author, who naturally objected to having his views controverted. Still, as regards what he had said in the Paper he was absolutely unrepentant; he stuck to his opinion and maintained he had not misjudged those people, for he knew their works, had read them carefully, and was certain what he said was fact.

When he wrote of Petty being the author of the book entitled *Observations on the Bills of Mortality of the City of London,* he was only following the regular authorities, among them Lowndes' *Bibliography,* an excellent guide, which stated most decisively that the book was written by Sir William Petty. But Mr. Wheatley was a still better authority than Lowndes, and if he said that John Graunt was a real and not a fictitious person he would willingly adopt his views. Of course in a Paper of that character, which was necessarily superficial, it was impossible to go into details. If he had fallen into error he had only been the victim of a common infirmity of human nature, but on the whole he maintained that what he had said was accurate.

He thanked them very much for their kindness, and hoped that at some further time he should be afforded an opportunity of writing a further Paper on the library; there was a great deal in it to which he had not been able to refer. It was a great pleasure to him to do anything for The Institution. He owed it an immeasurable debt which he could not possibly repay, and no pains would be too great for him to take as evidence of his appreciation of The Institution.

The PRESIDENT said he was sure it must be a great gratification to them that they had induced their friend Mr. Rogers to come and give them his most excellent

Paper. He himself should not think of criticising it in any way, but he should like for a minute or two to draw their attention to libraries. They each of them had a library of their own, larger or smaller as the case might be, but the library that they owned covered nothing but that which they knew, it was their own estate, it extended only to borders that they had traversed, and countries that they had looked into.

Other libraries led them into other countries. To go into a strange library was to go into a strange country, to make discoveries, to have adventures, to meet strange people that one had never met before. Not only did a strange library give them that but it gave them the different paths and roads by which to enter those strange countries; sometimes the ways were subterraneous, sometimes, he was delighted to say, one was carried into them by rainbows. In strange libraries also they found not only fresh countries but fresh men and fresh individuality. Personally, nothing gave him greater pleasure, when waiting for a friend, than to be allowed to wander around and look along his book-shelves and see the books that he had collected. One got to know the man in that way better perhaps than he could have explained himself. Therefore he put it to the Members of The Institution that in that library upstairs —that Mr. Julian Rogers had told them of—they might have adventures, they might have travels, they might forget the smoke and the fog of London ; and if they could get away from their prosaic lives they could live with others, and attain that culture which their friend Mr. Woodward had spoken of—they would get that wideness of interest which was so valuable in enabling them to understand other people.

Paper 382.
No. 574.

THE SINGLE TAX MOVEMENT.

By EDWIN SAVILL (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *held on Monday, 5th February*, 1912.

W. Edgar Horne (President) in the Chair.

In reading a Paper on the proposals for the taxation of land values known as the Single Tax Movement, I regret to say that it is necessary to justify myself, because people, even those who should know better, are inclined to dismiss this subject as "absurd," and the project as "impossible."

For this purpose I do not think I can do better than read to you a few extracts from the various papers and pamphlets published by the United Committee for the Taxation of Land Values, who have been working quietly for many years, but who now, having obtained a considerable following, both in and out of the House of Commons, are becoming much more active, and, encouraged by their temporary success, are working more openly.

In their accounts for the year ending 31st March, 1911, expenditure is given as £10,863 1*s.* 9*d.*, and on page 5 of their Annual Report they say:—

"The work of the Committee during the past twelve months has been devoted primarily to the house-to-house literature distribution, which, as we explained in our Report of last year, we took up with a view to going to the people in their homes and showing them how their emancipation from monopoly is wrapped up in the taxation of land values. Distribution of literature on such a wide scale meant the issue of 10,000,000 sets of leaflets, or 230,000,000 separate leaflets, dealing with all aspects of our question, and in explanation of our policy."

And on page 8: "In Glasgow, Manchester, Halifax, Keighley, Huddersfield, Leeds, Newcastle, Birmingham, Portsmouth, Newbie, Cardiff, and Swansea, Political Economy classes are being successfully conducted, and, combined, they form a school of some 300 students, many of whom are preparing themselves as speakers and writers on the Taxation of Land Values to an ever-widening circle."

The following extracts from the July issue of *Land Values*, the official organ of the Committee, may also prove interesting as an indication of the extent of their activity:—

LIVERPOOL.

"In addition to the League's own open-air meetings, which have been held regularly throughout the month, our speakers have assisted at quite a number under other auspices.

"During the past fortnight, Liscard, Manchester, Walton, Egremont, Little Sutton, Anfield, and

Wavertree, have been visited, and as we go to press arrangements have been made for visiting two or three more places."

MANCHESTER.

"The park meetings continue to be very successful, and the secretary wishes to express his gratitude to those members who sacrifice their Sunday afternoons and week evenings to come—many from long distances—to the support of the speakers."

Arrangements were made for eight meetings to be held in Manchester during July.

YORKSHIRE.

"Nineteen meetings were held during June."

SCOTLAND.

"Fifteen meetings were held during June, and in each place visited large quantities of literature have been distributed."

In the June issue of the same organ I find the following reference to their deputation to the Government in May last:—

"On 18th May a deputation waited on the Prime Minister and the Chancellor of the Exchequer in the House of Commons for the purpose of presenting to them the Land and Taxation Reform Memorial, signed by 173 Members of Parliament. Mr. Price, who introduced the deputation, thanked Mr. Lloyd George for the great assistance he had given the movement by providing for the separate valuation of land in the Budget of 1909. . . . . The Chancellor of the Exchequer, in the course of a

> sympathetic reply, stated that he was fully alive to the urgency and importance of the problem. . . . . The Prime Minister expressed his full concurrence with the views expressed by the Chancellor of the Exchequer, and said that 'substantial steps had been taken in the direction of the reforms advocated by the deputation. The first of these steps was the valuation of land provided for in the Budget; the second was the Budget tax on undeveloped land; and the third was the appointment of the Committee, which was to report upon the relationship between local and imperial finance.'"

The powerful influence they appear to exercise over the present Government is also referred to in the following quotation from page 3 of *Form IV. and What Next?* a pamphlet issued by the Committee.

> "The Land Values Parliamentary Committee promoted a petition in November, 1908, to the Government, asking them to make a beginning with the taxation of land values in their next Budget. The Government's reply to the petition is embodied in the 'Land Clauses' of Mr. Lloyd George's famous Budget for 1909-10."

I think that all must admit that these extracts are sufficiently serious to convince them that the matter is important enough to justify an evening being taken up in drawing attention to the proposals put forward for the taxation of land values. We must remember that the ultimate success of a movement such as this does not depend upon whether, in the opinion of those best entitled to know, it is "absurd" and "impossible," but upon whether the statements, which are being made as

to the result to be anticipated from the success of the movement, are likely to appeal to those not so well informed, in whose hands it cannot be denied the government of the country rests.

I will now put before you the method of raising revenue, as proposed by the United Committee for the Taxation of Land Values, the objects they have in view, and the advantages which they declare will follow should they be successful.

In doing so I cannot do better than again quote their own words and give extracts from their literature. We will then consider, so far as we are able with the limited data we have to go upon, what would be the actual results of their proposals.

> From *Land Values*, July, 1911: "At the Twenty-Eighth Annual Meeting of the League, on July 19th, the following important resolution will be proposed on behalf of the Executive :—
>
> "'That this meeting respectfully urges the Government to continue and develop the policy inaugurated by the Budget of 1909-10, by—
>
> "(1) Hastening the completion of the valuation of all land, apart from improvements.
>
> "(2) Making that valuation accessible to the public.
>
> "(3) Empowering local authorities to levy rates on the basis of that valuation.
>
> "(4) Levying a Budget tax on all land values, to be applied (*a*) in providing a national fund to be allocated toward the cost of such services as Education, Poor Relief, Main Roads, Asylums, and Police, thereby reducing the local rates; and (*b*) in substi-

tution of the duties on tea, sugar, cocoa, and other articles of food.'"

From an article entitled "Fair Rent and Fair Wages," in the April issue of *Land Values*: "The hardship and injustice is increased by rent being not reserved as a public fund, but appropriated (subject only to certain taxes falling partially and indirectly upon it) by a comparatively small number of persons. The result is that public revenue has to be raised by taxes and rates on the processes and products of industry—which hampers industry and reduces its reward."

From an article upon "The Irish People and the Land Question," in *Land Values,* April, 1911: "Therefore what the landowner buys when he invests in land is the power to take yesterday, to-day, and for all time to come, the property of other people without giving them anything in return. Isn't it monstrous when you consider it this way? What injustice is done when we resolve that this toll shall now cease?

"Is there anything unjust in demanding that henceforth instead of handing over ground rent to private individuals it shall be handed over to the State for the upkeep of Government, and that this shall be the one and only tax, all other taxes being abolished? This is the basis of the Single Tax Movement, and it is the only way to assert equal rights to the earth."

From page 4 of a pamphlet *How to reduce your Rates and Taxes*: "There is only one step which will enable people to use their land as it

ought to be used. They must take over from the landowners the power of controlling the land of the country."

Ditto, page 62 : "The Taxation of Land Values, therefore, would, by taking for public use that value which attaches to land by reason of the growth and improvement of the community, make the holding of land unprofitable to the mere owner, and profitable only to the user," or, to put it in the words of a speech heard at one of their meetings—

"Our intention is to take rates off all buildings and all improvements, and to put them, together with all taxes, on the site value of land alone, with the object of making the private ownership of land impossible."

This means a single universal tax upon all land values, whether covered, undeveloped, or agricultural land.

Doubtless you will say that that means the nationalisation of land pure and simple, and I do not think it is denied that is the goal of their ambition ; but the subject of land nationalisation is too large a one for me to touch upon to-night, however suitable it might prove for discussion at some future meeting of our Members.

Shortly, then, the policy of the Committee is to secure an official valuation of all land throughout the country, distinguishing the "site" or unimproved value from the total or improved value of each hereditament. This site value is then to form the basis upon which all taxation, local and imperial, is to be assessed.

The advantages claimed for this proposal are:—

1. Taxation of land values the only just system of rating and taxation.
2. The freeing of industry from monopoly and undue burdens of taxation.
3. That it will give real relief to rural districts and working agriculturists from the present excessive burden of rates and taxes.

The subject clearly is one which must be considered from two aspects, the political and the economic. On the former all good citizens should, I think, endeavour to form an unbiassed and judicial opinion, considering carefully whether the ownership of land should be looked upon as subject to peculiar circumstances, calling for treatment different to other forms of property. Fortunately, perhaps, this room is not the place to discuss the ethical side of the problem, nor would it be illumined by the special and technical knowledge of the surveyor, and may therefore be neglected in our discussion this evening. But the economical aspect is different, and I submit that upon this side of the question no class of the community can throw more light or better deserve a hearing than those who follow our profession. Their training has been directed towards anticipating correctly the influence of various factors upon the value of land, and should their voice, as a public body, be raised against the practicability of the Committee's proposals—whatever opinion might be held as to their political disability or the reverse—the nation would, I consider, be ill-advised to adopt them without the clearest proof that the profession was mistaken, and that the proposals were in themselves economically sound.

Now, while it is not difficult to produce arguments to

refute some of the claims which are put forward by the Committee, it is not easy to deal with their main contention that all rates and taxes should be assessed on site values without the help of reliable information as to the unimproved value of the land of this country, which does not at present exist. Here I must admit that I have taken a bold step, and have formed an estimate, not without much thought and searching into existing figures, of the site value of all the land in the United Kingdom. My estimate amounts to £3,000,000,000, and it should be remembered that with such colossal figures a hundred millions or so either way would make comparatively little difference in the result.

The proposals put forward by the Committee are two in number, a smaller one for immediate consumption, and a larger as their ultimate goal. Under the first it is proposed to assess on site values all local rates, the Government grants in aid thereof, and a further sum equal to that now brought into the imperial revenue by the taxes on food, the unit of assessment being the United Kingdom in each case :—

Local rates	£69,000,000	
Government grants ...	25,000,000	
		£94,000,000
Food taxes		10,000,000
Total		£104,000,000

The more advanced proposal is that of a single tax for all purposes, local and imperial, to be assessed on site values. The amount needed annually for these purposes is about £248,000,000, a sum approximating very closely to the total rateable value of the United Kingdom, estimated as at present on land and buildings.

Let us, then, calculate what this would mean on my estimate of site value:—

> To raise £104,000,000 on an assessment of £3,000,000,000 would need a rate of about 8*d.* in the £, while 1*s.* 8*d.* in the £ would be needed to raise £248,000,000.

To the uninitiated these rates perhaps may not appear excessive, just as the undeveloped land duty of ½*d.* in the £ may have caused them to marvel at the restraint of the Chancellor of the Exchequer. But they have failed to appreciate the true inwardness of assessing an annual tax upon a capital value. The ½*d.* in the £, which looks so innocuous, is a tax of this kind, and on a 4 per cent. table will be found to equal an income tax of 1*s.* 0½*d.* 8*d.* in the £, then, will equal an income tax of 16*s.* 8*d.* in the £, and 1*s.* 8*d.* an income tax of 41*s.* 8*d.* in the £.

And now I should like to consider, with your help, and bearing in mind these figures, how far the land taxers' statements are justified. I will take up as little time as possible, because I think that very often the discussion is the best part of a Paper.

1. "Taxation of land values the only just system of "rating and taxation."

> To quote from *Land Values* of May, 1911: "Direct taxes are of two classes—(1) Taxes that are levied upon men in proportion to their ability to pay (inheritance and death duties, &c.); (2) taxes that are levied upon men in proportion to the benefits received from the public. There should be little difficulty in choosing between these two. The first is a device which is unjust, whilst the second is manifestly fair, and the single tax, falling under

this head, is the ideal one. Let it be shown that the value of the services rendered to each individual would be justly measured by a single tax, and we ought to hear no more of the piratical doctrine of taxing men in proportion to their wealth."

The result of putting all taxation upon the site value of land must necessarily be that only those persons who own or use land would pay taxes. Of course, the advocates of the tax say that as everybody must, directly or indirectly, use land, so everyone would have to pay their share, but there are many instances in which enormous profits are made with very little use of land, and of people with huge incomes owning no land and living in comparatively small houses. Take the case of the big trader who has a small office in the City, who would pay very little in rates compared with the benefits he receives from the protection of his interests by the Army, Navy, and Police, and from other national services. For example, a man with, say, £30,000 a year, derived from various interests, foreign and home directorates, &c., occupying a small office in the City, and living in the country in a house with 30 acres of land rated at £400 a year; he would now pay in direct taxes and rates £2,425, while under the single tax system he would only have to pay about £250 a year. On the other hand a man who derives a net income of £30,000 from an agricultural estate, and who would now pay, say, £2,700 a year in taxes and rates, would under the single tax system be called upon to pay no less than £50,000 a year, but against this it is to be presumed that the rates now paid by the tenant, say, £6,000 a year, could be passed on to them in additional rent.

2. "The freeing of industry from monopoly and the "undue burdens of taxation."

The question of monopoly would more properly come under a Paper on Land Nationalisation.

If the land taxers knew the competition there is among landowners to secure a good seeking tenant, they would not talk about "monopoly" under the present system. But they would be able to mention it quite correctly, if and when all the land in the country belonged to the State; when there would be no competition to secure a tenant, and when a seeking tenant would have to accept such terms as were offered him by the one and only landlord, or go without land altogether.

The question of how other industries would be affected by the suggested change in the method of raising revenue is a difficult one. I think the idea is that if all buildings and improvements were exempt from rating industries would move out into the country where land is cheap, and where consequently the tax payable would be small in amount. Bearing upon this point, however, we must not forget that many industries own their present premises, and would be heavily penalised in having to pay crushing taxes upon valuable sites which they would be obliged still to occupy, in that they would certainly not be able to sell them. Undoubtedly those industries which were in a position to move would be inclined to do so, but, before moving, they would have to consider not only taxation but means of transit, market, labour, and other matters.

There would in all probability be great changes in our industrial towns. A good deal must depend upon how much land an industry occupies, and the value of that land, but above all upon a point on which the land taxers themselves do not at present seem very clear, namely, whether a revaluation of the land would be made at certain periods, or whether the present valuation

would remain the basis of taxation for ever. If the land is not to be revalued, the valuations which are now being made (of which the site value is to be used for assessing the new taxation) would quickly become entirely false, all the conditions under which they had been made being changed the moment the new Act was passed. In spite of this fact the owner would be compelled to go on as long as he was able paying taxes upon the original valuation, arrived at before the great changes had taken place, and notwithstanding the fact that his land had depreciated in value, his tenants departed, and new ones unable to be found. When ruined and unable any longer to pay the taxes his land would presumably pass to the State. Doubtless some owners in districts which are now of little value would presumably score, because they and purchasers from them would only have to pay taxes on a low site value, although owing to capital expended on roads, factories, houses, &c., their land would be worth a far higher sum.

On the other hand, if the land is to be revalued at certain periods, there would be, I think, a large increase in the amount of tax in the £, owing to the depreciation in present valuable localities being more rapid than the appreciation in the localities where land is now of little value. As a consequence the industries which had moved into the country would find that, on account of this increase in the amount of the tax on the increased site value of the land they occupied (and they are all supposed to be going to spread themselves out and use much more land than they do at present), they would not have benefited much by the change.

I think the position can be summarised in this way. If land is not to be revalued, some factories, small houses and cottages will occupy larger areas of land, and, owing

to the low original value of their sites, will pay comparatively low taxes, while in other cases the converse will obtain, certain sites being burdened with taxes so crushing as to make them almost incapable of economic use. If, on the other hand, land is to be revalued, industries will build their workshops and cottages on the smallest possible area of land, because they will fear the increase in the amount of taxes they will have to pay as values increase. This surely will be no improvement on the present state of affairs.

3. That rural districts will be relieved, and agriculturists freed from the present excessive burden of rates and taxes.

On this head it only appears necessary to point out that with a rate of 8*d.* in the £ on the site value, a farm valued at £20 an acre (site value) and let at 20*s.* an acre, would have to pay 13*s.* an acre taxes, an amount which would be increased to 33*s.* an acre with a rate of 1*s.* 8*d.* If there is to be a periodic revaluation, and with the movement of factories into rural districts the value of land rises, it is quite conceivable that although prices of produce may not increase to any large extent the amount of taxes payable on a farm may double or quadruple. Cottages will have to pay three or four times as much in rates as they do now, and the housing problem will become even more acute than it is at present. This has been very clearly proved by Mr. Trustram Eve in his valuable Paper of May last before the Farmers' Club.

If we read the literature of the single taxers, and attend their meetings, we shall find that, while merely stating that their proposals will prove a palliative for all ills, without, however, showing how they will do so, they appeal largely for support, and at their meetings

certainly get it, by dwelling upon the unfairness and hardships arising out of the present system of rating and taxation.

We all agree with them as to the need for amendment in this latter respect, and I venture to think that if a fair basis for rating purposes could be devised, it would do much to render their campaign unnecessary, and would perhaps be the best method of preventing the realisation of proposals which would set up a system even more unfair and inequitable than is the present. Surely it is the duty of surveyors and all connected with the land to assist the Legislature in the attempt to solve the problem.

For discussion I put before you a suggestion which I hope may lead to interest being taken in the subject, from which good results may follow.

At present land and house property in the United Kingdom pays annually £69,000,000 in rates, and of this sum no less than £38,000,000 is paid towards education and other imperial purposes. If this sum of £38,000,000 were taken off local rates, it would leave a sum of £31,000,000 to be raised locally for such purposes as drainage, parish roads, lighting, &c., and the fairest way to raise it would be by means of a rate upon the capital value of land and buildings, or, if preferred, upon land alone. Purely agricultural land should pay a proportion only, as at present.

Under this system undeveloped land would be rated upon its capital value, and would therefore pay an undeveloped land duty, while it would indirectly pay increment value duty, because as it increased in value it would pay a higher rate.

The valuation would have to be very carefully made, but it could be carried out very much as it has been

in the past, except that a professional valuer should advise the assessment committees.

The rate would be a very small amount in the £ to provide the sum which is now required for local purposes, and the money raised would be for the direct benefit of the actual community concerned.

The question arises how to deal with the £38,000,000, which is made up as follows:—

	£
England and Wales—	
Justice	918,500
Education	25,700,000
Highways *(half)*	7,000,000
Hospitals	1,977,000
Lunatics	3,629,000
Police	6,391,000
Poor	11,963,000
Unemployment	210,000
Vaccination	244,000
Other Loan Charges	2,000,000
	60,000,000
Deduct Government Grant ...	25,000,000
	35,000,000
Scotland and Ireland	3,000,000
Total ...	£38,000,000

	£
The total amount of Imperial Expenditure is	173,000,000
Add as above	38,000,000
Total to be raised Imperially ...	£211,000,000

Certain amounts would still be received as at present :—

	£
Excise	32,000,000
Customs on Wines and Spirits...	5,000,000
Post Office (Profit)	4,000,000
Suez Canal Shares	1,000,000
Old Land Tax	700,000
Crown Lands	480,000
	£43,180,000
Leaving still to be raised ...	£168,000,000

The best method of finding this sum is hardly a matter which comes within our province to consider, but there is a strong and rapidly increasing feeling that the fairest way would be by a universal income tax, and as the personal incomes of the British Isles amount to about £2,000,000,000, the tax would only be about 1*s.* 8*d.* in the £, and everyone under such a system would pay according to his ability. A working man's income would be considerably less taxed than it is at present, as he now pays high rates, taxes on tea, sugar, coffee, tobacco, and other necessaries; and if the duty were taken off beer his position would be still further improved. It would be necessary to consider whether the income tax should, or should not, be a graduated one, but the limit of exemptions would have to be low.

I am afraid I always look upon the reading of a Paper before The Institution as a sort of requiem mass on the subject dealt with. It is discussed for an hour and then buried in oblivion. The subject of my Paper is far too much alive to be dealt with in that way, and here I would again remind you of the deputation to

Mr. Asquith and Mr. Lloyd George. We may deride it, put it upon one side, but we must not be blind to the fact that its supporters are by their continual work adding to their numbers every day. It has always seemed to me that now the land question has been made one of the most important questions of the day, The Institution ought to throw over its attitude of aloofness, and begin to take an active part in elucidating a question such as this, by carefully considering it, and then giving its views on the subject to the authorities and the public, and, moreover, it should emphatically insist upon being heard.

Ought we silently to allow this league for the taxation of land values to go on working, obtaining more and more support, and educating the public to believe in a proposal which we, who know, do *not* believe in, until perhaps their programme, through an ignorance on the part of the public which only our profession could remove, receives official sanction. Then it might be too late for our opinion, however clearly given, to have any useful effect.

The United Committee, so far, has been having things all its own way. Not only is there no organised opposition to it, but as yet no recognised body has taken the trouble to investigate and report upon its proposals. Possibly active opposition by The Surveyors' Institution to any movement which might be considered political would not be thought advisable, but, on the other hand, I venture to think there is no body of men better qualified to investigate these proposals and give a sound judgment upon them, and it would appear that this is one of its most urgent duties.

I would like to suggest that a strong committee should be formed for this purpose, and, if it is thought

advisable, take evidence from any persons having a special knowledge of the subject. When conclusions had been arrived at, a report could be drawn up to be submitted to the Council, and published by them when it had their approval. Such report should give, without criticism, and in a perfectly fair and unbiassed manner, the positive results, so far as they could be ascertained, and the probable results as far as the committee's knowledge and experience enabled an opinion to be formed.

If this were done it would give people an opportunity of judging the matter for themselves, and I feel sure would be much appreciated by large numbers who now have to rely entirely upon literature and speeches showing one side of the question only.

The PRESIDENT, before calling on anyone to speak on the Paper, said he would like to point out that The Surveyors' Institution only desired to discuss the question before them from the surveyors' point of view, the ethical or political sides would be entirely outside their province. He hoped that many of their friends who had come there would speak on the subject, but he trusted they would bear in mind his hint, because by confining their remarks to those branches of the subject upon which they were, by their profession, peculiarly fitted to speak, the views expressed by the Meeting would carry a great deal more weight with the outside public.

Mr. H. HERBERT SMITH (Member of Council) said he had pleasure in rising to propose a vote of thanks to Mr. Edwin Savill for the interesting Paper which he had just read. The question was one of great importance affecting The Institution, and he hoped that the discussion

would result in bringing out some facts with regard to the matter which perhaps at the present time were little known except by those having experience in landed property.

Mr. Savill began his Paper by giving extracts from various papers and pamphlets to show that the matter was not, as some people thought, unworthy of serious consideration; he showed conclusively that the question was taken up very seriously by a large number of people, although he personally thought that they based their conclusions upon erroneous data.

As the author said, the subject must clearly be considered from two aspects—the political and the economic. Without wishing to touch upon the former, he would like to say that he had never been able to understand why property in land was less sacred than any other form of property, unless it was that land was the one form of property which was tangible and visible, a form of wealth apparent to all eyes. Why should all taxation be proposed to be put upon land only when millionaires who drew their incomes from money invested in national funds, railway companies, and various industries, entirely escaped? As a rule there were no better administered incomes than those derived from agricultural land: few people had any idea of the large outlay needed to keep up an estate and the small amount left with its possessor. The expenditure of the income on a large estate not only found employment for a great number of persons, but it gave pleasure to a large portion of the community: most parks were thrown open to the public, who were allowed to walk and drive over miles of well-kept roads to the expense of which they did not contribute in any way; and the upkeep of the estate, if the land-

lord did his duty, conferred many benefits upon his immediate neighbours and the community in general.

Mr. Savill alluded to the question that was raised by the single taxer as to the freeing of land from monopoly. Was there any truth in the assertion that such a monopoly existed? At the present time there was any quantity of land in the market and most landowners were anxious and willing to sell; in fact so much had been sold lately that it had been thought necessary to have an inquiry into the disturbance arising to tenants through those sales. As Mr. Savill pointed out, a real monopoly would come into existence if all the land in the country belonged to the State. There would then be no competition to secure tenants, and a seeking tenant would have to accept such terms as were offered to him by the one and only landlord, or go without land altogether. What possible advantage could there be in substituting the existing ownership of land in rural districts for a huge State monopoly, which would be able to dictate terms to any seeking tenant?

He proposed to confine his few remarks to agricultural and undeveloped land, leaving to other Members of The Institution the discussion of site values on land that was already covered and developed.

Mr. Savill estimated the site value of land in the United Kingdom at 3,000 million pounds. It would be interesting to know how much of that sum was in respect of undeveloped land and how much in respect of agricultural land. As regards the former, it was well known that undeveloped land, that was land possessing value beyond its agricultural value, was most difficult to value correctly. Its value was the opinion of the valuer, arrived at after exhaustive inquiry, and based on the experience he had had in the development

of land, and of what it was worth and was likely to realise at the time he valued it. Undeveloped land had, however, a fluctuating value which was very uncertain; sometimes it might increase in value much quicker than the valuer thought it would, in other instances the anticipated development might not take place for a long period, and in yet other cases development might recede further and further in the distance, and the value of the land might be much depreciated. Much depended upon local circumstances, on the trend of the population and the adaptability of the land for certain purposes, which purposes might entirely disappear and become obsolete. The margin for error being so large, it was most difficult, if not impossible, to arrive at a fair and correct valuation of that class of land for all time.

As regards agricultural land, what was really its site value? How much of the rent received by the owner of agricultural land was due to the land itself and how much was due to the capital expended upon the land to make it capable of being used for agricultural purposes? He would like to point out that in respect of agricultural land it was not the land itself for which the tenant paid rent. The single taxers held that it was only the site value of land that should be dealt with, that was land denuded of houses, buildings, and other equipments necessary to make it of value for agricultural purposes. In other words it would be the "prairie value" of land. That naturally raised the question as to what was the prairie value of land. In order to ascertain that no account should be taken of any value conferred by farmhouses, buildings, fences, roads, drainage, or any capital expenditure, the land must be taken at what it was worth in a state of nature before any improvement had been made upon it. Supposing that they were

to denude a farm of such equipments as he had mentioned it would be quite impossible to cultivate it, and it would go out of cultivation and would rapidly go back to what it originally was; nobody would give anything for it, and its value would be nil.

As a rule the present value of farms on ordinary agricultural land did not now exceed 5 per cent. on the amount of capital expended. Take, for instance, a farm of 150 acres let at £150 a year. The probable capital expenditure properly to equip the farm with house and buildings, fences, roads, drains, and to reclaim it from its natural state would be at least £3,000, which at 5 per cent. (not a high interest for perishable works which had to be kept in repair) would be £150 or the rental of the farm. The expenditure should confer an increased value on the land beyond its prairie value, but at present rentals it showed little more than interest on outlay, and should all the equipment be removed it was obvious that the land would produce no rental whatever. Assuming that the land was of very good quality and could command a higher rental than that above quoted, extra expenditure would have to be made on the equipment as accommodation would have to be provided for a larger head of stock and a larger house for the farmer, who would be putting more capital into his holding.

There was another item which was often lost sight of with regard to the equipment of farms. The labourers who were employed by the farmers had to be housed, and cottages in considerable numbers had to be provided. A good pair of labourers' cottages, even if they were of the plainest description, could not be built for less than £300 to £350; generally they cost £400 and even more. They were let on an average at 2*s.* a

week, or £5 4*s.* per annum, the landlord doing all the repairs and paying all rates and taxes, and therefore they could not be reckoned to pay more than 2 per cent. interest; they were perishable, and after certain periods had to be renewed. Those low rents were accepted because the cottages were a part of the equipment of the farm; and the better the land the greater the head of stock that could be kept upon it, and the larger the crops were the more labourers were employed; and consequently more cottages had to be built. If cottages were built and let apart from the land a proper economic rent would have to be asked for them, which would probably amount to something like £9 or £10 per annum, and a serious question as to the housing of the rural population would have to be confronted.

They often heard of land to be had for little or nothing in undeveloped countries, but he would like to point out that the Colonial and United States farmers when they settled upon a tract of land which might have been granted to them by the Government for nothing, or for which they had only paid a small sum of money, had to borrow money at a high rate of interest, amounting sometimes to 8, 10, or 12 per cent., in order to build houses and buildings, drain, clear, make roads, and otherwise develop the land and construct a farm out of a wilderness. Although they got the land for nothing they often paid, in the interest on those loans, a higher rent proportionately than the English farmer, and there was this difference, that in England bad times were met by a reduction of rent, and consequently a diminution of the interest paid on the capital invested in agricultural equipment. The Colonial and American farmers, on the contrary, in bad times had to pay

a higher rent than they would in good times, for when there was no profit the capitalists, fearing their money was in danger, would no longer lend it at the same rate of interest. It thus often happened that while English farmers were paying interest on the equipment of their farms at 4 and 5 per cent., Colonial farmers were often paying treble that amount or more. It had always seemed to him a strange thing that that had never been realised or grasped by those who advocated placing all the taxes upon land.

He could not help thinking that if all circumstances were fairly taken into account in the State valuation that was now proceeding, the site value of agricultural land would be so small that the advocates of the Single Tax Movement would experience some disappointment. The question was whether all the circumstances would be taken into account. He believed that the body of gentlemen appointed to carry out that work would do their utmost to arrive at fair valuations; it was, he was sure, their earnest wish to do so. It must, however, be remembered that those valuations must necessarily be hurried and made under pressure, and that might lead to their being made under a rule of thumb which might be misleading and possibly inaccurate. It therefore rested to a great extent upon members of The Institution who represented private clients carefully to criticise those valuations and the basis on which they had been arrived at, and to do their utmost to see that such basis was a sound one. Those present that evening would recognise that that was most important and might have a considerable bearing on the future.

As regards the last part of Mr. Savill's Paper it would be difficult, he feared somewhat out of place, and against the traditions of The Institution, for its Members

to take part in political movements. They had, however, a Parliamentary Committee which could express their views upon Bills that actually appeared. He imagined, however, that the functions of that Committee would hardly meet Mr. Savill's views. Personally he would not object to see a Watching Committee formed to follow current movement and investigate proposals, but how far they could publicly disseminate their criticisms and conclusions without entering the political arena he confessed he was at a loss to discover.

Mr. A. Virgoe Buckland (Fellow) said he had much pleasure in seconding the vote of thanks to Mr. Savill for his Paper. They were all indebted to him for calling attention to a subject of vital interest to them dealing with prospective, but not yet effected, legislation.

From the quotations made from *Land Values*, it seemed that most of the supporters of the movement must be connected with stocks and shares and have very little to do with land, because apparently their view was "How can I save my pocket at the expense of the land-"owner." The ultimate object of the Single Tax Movement was no doubt the nationalisation of land, and the prospect of everyone wanting to rent land having to go to a Government department where there was no competition, "no soul to save, or body to kick," was an awful one. Of course when extra taxation was required there would be so much per cent. added to the rent, and where they would end goodness only knew.

Mr. Savill said that he was not sure whether the promoters of the movement intended that there should be a periodic revaluation of land. If there were no

revaluations all industries would, of course, move out into the country, with the result that the highest-rated sites would be derelict; but did anybody think that a Government wanting money, and unable to get anything from the sites in the towns, would refrain from having a revaluation and putting up the values in the country? He thought it most improbable, and the industries which had moved out would find themselves just as badly off as they were before. Besides, it seemed to him that if taxes were going to be based on site value only, the rate, even on land in the country, would be very high. The omission of buildings would cause an enormous loss in the rates unless a high value were put on the land. The remedy was somewhat as Mr. Savill suggested, that imperial taxation should be in the form of a graduated income tax. He personally had no objection to stock-brokers, &c., paying their fair share of the taxes, and if local taxation only were placed on land and buildings, he did not think there would be much outcry against the amount of the rates which would then have to be imposed.

The pith of Mr. Savill's Paper, however, was in the last three or four paragraphs. As a body surveyors were too much inclined to leave the criticism of a Bill until it passed and became an Act of Parliament, when their criticisms were absolutely valueless—they grumbled and groused, but that was all they could do. Surely the time for criticism was when the proposals were first formulated. Mr. Savill's suggestion of a committee was an excellent one, and if the Council could see their way to the formation of such a committee, he believed they would be doing a work that would be of incalculable benefit to the whole nation. They must not forget that they were citizens as well as surveyors, and it was their duty

as such to point out where they thought the promoters of that movement were wrong. Why they should be called political, or fear taking up politics, he could not understand. He had not the slightest faith in either party, because whichever party was in power they were simply vote-catching. They knew perfectly well that the gentleman who stood for Llanelly against the Government candidate dangled leasehold enfranchisement before the voters. A grand scheme for Unionists to take up! It might be a good political cry, but as far as he could see the leasehold system was an excellent one on the whole, though it might be modified in certain points, but whilst the difficulty of financing builders continued it seemed to him that the leasehold system was practically the only means of land development in the future.

When discussing and criticising proposed legislation with regard to land it was useless for them to put forward the plea of "injustice"—that was no argument—but they had to point out that such and such a thing, proposed by either party, was unworkable. If they could show that, but did not do so, then they were neglecting their duty. To suggest that their duty was performed if proposed legislation were considered by a Parliamentary Committee of The Institution, when embodied in the form of a Bill, was ridiculous; to be of any real use all such proposals must be considered before they were drafted in the shape of a Bill. If the only outcome of Mr. Savill's Paper were the formation of such a committee as he suggested they would be very much indebted to him.

Mr. A. Lyon Ryde (Member of Council) said he wished to make a few remarks on the Paper as he was

in rather a peculiar position in regard to it. In the first place he wished to thank Mr. Savill for his useful contribution on a matter to which he was sure they would have to attach considerable importance in the near future, and he thought he had done good work in bringing the subject before them.

Mr. Savill had said : " The Institution ought to throw " over its attitude of aloofness and begin to take an " active part in elucidating a question such as this." He objected to that statement, because The Institution did not adopt an " attitude of aloofness." He was sorry to say they had deputed him to give evidence before a Committee of the Government which was sitting at that moment, and he had had to spend something like nine or ten days in getting up facts and evidence for that Committee, so that instead of holding aloof he felt that The Institution was very much alive to the question. Personally, perhaps, he might wish they were not quite so much alive, as it had given him a tremendous lot of work to get up the subject.

He would not go into all the points which arose on such a very wide subject for various reasons; one of them was that at that moment he had sent in a précis of evidence which he was going to give before the Committee, in which he gave eight reasons against the proposal, and he did not desire, and it would not be wise, to go into those eight points in that room, for reasons which were perfectly obvious to business men; but he must say that it rather dashed his enthusiasm when he found, after advocating the continuance of taxation of annual value, a suggestion made by Mr. Savill that the fairest way to raise the sum of 38 millions would be by means of taxation based on the capital value of land and buildings.

That was the one thing of all others that he thought most objectionable in the proposals of the land taxers. There were half a dozen reasons why the taxation should not be calculated on the capital value of the land. A rate of 2*d.* in the £ sounded a most moderate rate, but when they considered that if it was calculated on the capital value it was equivalent to 25 times that amount on the annual value; in other words, the rate of 2*d.* in the £ on the capital value must be compared to a rate of 4*s.* 2*d.* in the £ on the annual value. Therefore, in considering whether the rate was moderate or not, they must convert it into annual value before they compared it with existing taxation. He hoped that point would never be forgotten, because it was most important, and one which was not understood by the people at large.

In the course of getting up his evidence he had read a book by Messrs. Chomley and Outhwaite. Probably some of them had read it, and all he could say was, if they had not, they should do so; it was published at a shilling, and it would afford them a considerable amount of amusement, and possibly some instruction.

He wished to limit his remarks to a very short compass, and therefore would only refer to one other point. If those proposals went through there would be more litigation than ever as between appellant and respondent, because for every transaction in the capital value of land there were 150 in the nature of rental of land and buildings; that was to say, that for every sale that took place there were something like 150 lettings, and therefore the basis upon which they could calculate the capital value of land was a very much narrower one than the basis upon which they could calculate its annual value. They must therefore expect that in any appeal surveyors would differ to a greater degree as to the

capital value of land than they would as to what was the rent at which premises might reasonably be expected to let.

The single tax proposals were, undoubtedly, most detrimental to the welfare of the nation and to the landowners in general, and the only gleam of comfort he could see was the fact that such legislation would, in the long run, be of benefit to the surveying profession.

Mr. J. H. Sabin (Fellow) said while Mr. Ryde was looking forward with pleasure to the cross-examination of the Departmental Committee, he, fortunately, could look back, whether with pleasure or otherwise, upon the same experience, having passed his examination on Friday last.

With regard to the position which The Institution should take upon those subjects, he thought that they might fairly leave the decision in the hands of the Council.

He was not aware that The Institution had hitherto waited for an Act of Parliament before criticising it. He had recollections of very important discussions upon Bills which had been introduced and withdrawn, whether on account of the light which had been thrown upon the subject by The Institution or not, he was not in a position to say.

Mr. Ryde had drawn attention to an amusing book written by joint authors, one of whom had made himself exceedingly prominent by his newspaper reports of proceedings in the country with regard to agricultural land. One could not but be carried away by the enthusiasm which he showed with regard to social welfare, but the fact was that like other gentlemen who had advocated this single tax, he brought his experience

from the Colonies. But the conditions in England and the Colonies were not similar, and whilst it was true that if they were starting again, say from a period a thousand years ago, they might think it well to arrange that all taxes should fall upon the land as it then stood, and while they might imagine that the condition in the Colonies was such as to permit a more or less accurate estimate of what was unimproved land, yet he thought that they all ought to take a most determined stand against the proposal under present conditions as it would be an absolute revolution in the incidence of taxation and of rates.

That was a point which they ought to urge most strongly; they wanted to drop all question of personal matters, all questions relating to politics, or even ethics, and concentrate their attack, if they were to attack the movement, upon the one point that the revolution would be so great, and would so upset all calculations, hitherto based upon annual value, as to bring almost an economic disaster upon the country.

Mr. Ryde had suggested one book for their perusal, and he would like to recommend another, although his was not so amusing. It was a parliamentary paper relative to the working of taxation on the unimproved value of land in New Zealand, New South Wales, and South Australia, as obviously the late Finance Act was founded upon some of the information in it.

In South Australia a method of taxation of unimproved land had been adopted. The total returns received for land tax were, say, 37,000 in number from all the owners in South Australia. They had to compare that 37,000 with he did not know how many millions Forms IV., or some similar form which would be required in this country.

The statement of the officer who drew up the report was as follows: "Of course errors will be found in so "much that is new; the assessments doubtless are "far from perfect," and so on. Now, if he were constrained to make that statement with regard to 37,000 returns, one wondered what statement would be made with regard to millions.

What was the basis upon which the tax was levied in those countries? It was the unimproved value, and he understood by that was meant something different from the assessable site value. The descriptions of unimproved value differed somewhat in the various Colonies. on one it was given thus: "The value of any piece of "land means the sum which the owner's interest or "estate in it, if unencumbered by any mortgage or other "charge, and if no improvements existed on that "particular piece of land, might be expected to realise "at the time of valuation, if offered for sale on such "reasonable terms and conditions as a *bona fide* seller "might be expected to require."

Then improvements were described as follows: "Improvements on land mean all work actually done, "or material used thereon by the expenditure of capital "or labour by any owner"—mark the next word—"or "*occupier* of the land," which went a step beyond deduction for assessable site value. If he left off there they would see that a very large deduction must be made from the total value to arrive at the unimproved value. Mr. Herbert Smith had suggested a somewhat larger outlay than he would have supposed would have been sufficient, because he had estimated the cost of equipment of a farm at £20 an acre. He would suggest that was somewhat high, but it must be more than £10 an acre if it were arable land or heavy clay which

needed draining, and somewhere between £10 and £15 an acre would, he supposed, be what would be required for equipment.

He had some figures, they were not fancy, they were actual. He found that on combined estates of 33,000 acres which were formerly let at from £70,000 to £75,000 a year, and were now producing about £48,000, there had been an outlay for improvements, apart from repairs, of £192,000 during the last thirty years. Then on a particular estate of about 3,000 acres he found that in fifty years there had been an outlay of £25,000. Were they, in arriving at the undeveloped value or unimproved value, to deduct the assumed cost at the beginning of the period and the actual cost during the period or were they to reduce the amount in the manner which might be inferred from the further definition, viz., "Nevertheless in so far only as the effect of such "work or material used is to increase the value of the "land, and the benefit thereof is unexhausted at the "time of valuation." He need not continue. There was a great difference between those two deductions. Why should the owner not be permitted to deduct the actual outlay?

He was coming to a very important point, and it would need pressing upon the Committee which was sitting. Unable to get over the question of what the owner had spent, and seeing that if the whole of the amount spent were taken into account the unimproved value would be reduced almost to zero, there was a suggestion that nothing should be taken into account that was more than twenty-one years old. Frankly, one could not imagine that such a suggestion was reasonable or would be accepted. The argument that because a man had had any article for twenty-one years

he was therefore to cease to have any ownership in it seemed to him to be at least bordering on what was unjust, not to use stronger language. In his opinion all outlay that could be traced and was still of value should be taken into account. If that position were arrived at he entirely agreed with Mr. Herbert Smith in suggesting that there was a large area of land which had no economic value. That was very earnestly and very plainly put in some letters to *The Times* by Sir James Caird some years ago during the first difficulties connected with the falling rents in 1879 and 1880. Those letters were most valuable. He showed, without any political bias whatever, that a great deal of the economic rent, as he called it, had disappeared.

There was a great deal of land which had a value at zero, if not below zero, and which would not now be brought into cultivation if it were not already in cultivation. No speculator would think of investing his money in improvements such as would bring that land into cultivation. In one case he knew of it was a positive fact that the rent received, and the best rent that could be obtained, was 10*s.* an acre; and the drainage rate was 9*s.* an acre. There were about £500 worth of buildings on the land which could not be put at less than £25 a year, and without allowing for depreciation There was therefore in that case a value actually below zero. At that moment the tenant was paying the rates on 10*s.* an acre, and was not allowed to deduct the 9*s.* But if they got a rate on an unimproved value what was there to be rated in such a case as he had described, and who was going to make up the deficiency in the rates if that tenant did not pay? Such instances as those might be multiplied to a considerable extent, and it was only one of those anomalies which would

arise from taxing the capital value instead of the annual value.

To show what would happen if the line was to be drawn at twenty-one years as suggested, he had taken out the expenditure for the last twenty-one years on the group of estates previously referred to, and he found that the whole amount was £105,000. The older Members present would remember that it was from 1879 and 1880 up to 1890, when the heaviest call was made upon the landowners for the purpose of putting into condition farms which had become derelict. He wished to draw attention to what would happen if the line were drawn at twenty-one years as suggested, and he did not think that case was peculiar. From 1880 to 1890, ten years only, £87,000 was spent on those farms, an average of £8,700 a year; while from 1890 to 1910, the period suggested, the total amount was £105,000, and the outlay averaged £5,000 a year.

Mr. Ernest M. Pollock, K.C., M.P. (Visitor), said that as a visitor he rose with diffidence to address a few observations on the interesting Paper. There were times when in the arbitration room he had perhaps had a more favourable opportunity of meeting some of their Members, and sharing in some of those joys which Mr. Ryde looked forward to, when cases had to be decided and examination and cross-examination took place.

He had heard that night a good deal that was interesting to him, and he envied them their special knowledge; for people might talk of that question of a single tax as "a revolution," and say that it was "unjust," and they might think that by using those two

expressions they had guarded themselves against the possibility of its coming; but that was not so, and Mr. Savill had done a great and valuable service by calling attention to the subject.

He had happened to keep the copy of the memorial which was presented to the Prime Minister on the 18th May last, and attached to it were the names of the 173 Members of Parliament who supported it. If they looked through those names they would see they were men who were of weight and importance amongst the party with which they usually acted; and he thought the only criticism that might be made was that out of the 173, all but one appeared to be persons who had no personal interest in land; one, he believed, had some association with the land. When, however, they found that men of weight and importance were prepared to give their authority to that scheme it was high time that steps should be taken to inform persons interested, and all likely to be concerned, of the fallacies which underlay the Single Tax Movement. No movement of recent years had been conducted so continuously, with such a sustained effort, by means so subtle and supported by so much energy and acumen as the compaign to throw all the taxes upon the land. The real need at that time was for some sort of primer, synopsis, or small book, which would convey to members of the general public, who had not their opportunities, some intimation of the fallacies contained in the proposal before they cast in their lot and started with others down the slippery slope.

He was much interested in what Mr. Herbert Smith said as to the value of the land that the single land taxer was continually contemplating, and he thought no doubt he was really contemplating the prairie value.

He treated land as mere space. As a rule he had not the knowledge or experience which taught him that land at a prairie value had really no market value for any purpose at all.

They were constantly taught, and by persons who took or seemed to take an interest in land tenure, that the right way of developing land was by the increase of small holdings, and everybody was agreed that an increase in the number of small holdings on an economically sound basis would be a very good thing. But the land taxer, having set his mind upon the prairie value alone, was continually asking why they could not have a great number of small holdings. A simple answer to him was that until the land was developed and put into a marketable form, and until they had spent sufficient money upon it to give the necessary buildings for their small holdings, they could not offer anything which was economically sound. There were a great number of landlords, he had spoken to several himself, who would willingly cut up their land into small holdings if they could conscientiously do so; but they knew that unless a large sum could be spent on the proper equipment of each holding they could not possibly be worked profitably.

Therefore they could answer the land taxer at once by saying that if he were dealing with what he called the site value of land, by which he really meant the prairie value of land, and if at the same moment he said how valuable it was, in his effort to secure more small holdings, his assertion as to the value of the land and his claim for small holdings were mutually impossible, because, unless the prairie value of the land were developed, they could not satisfy his longing for small holdings. That was a simple point, but it was a point

which might well be driven home throughout the length and breadth of the agricultural community.

One of the objects of the Land and Taxation Reform Committee was "to make the holding of land unprofitable " to the mere owner, and profitable only to the user," or, to put it in the words of the pamphlet: "Our intention is " to take rates off all buildings and all improvements, " and to put them, together with all taxes, on the site " value of land alone with the object of making the " private ownership of land impossible." Surely those statements were mutually destructive, and entirely fallacious.

If their object were to put the taxes upon the site value of the land alone in order to make private ownership of land impossible they would cease to have the owner or the occupier, from whom they could obtain the revenue that they desired. If their object, therefore, were to put an end to private ownership of land, they had at once destroyed the possibility of the raising of the revenue that they needed. Mr. Savill had pointed out the revenue that would be required, but if private ownership no longer subsisted, and all land was in the hands of the State, they would then have to find some other scheme by which they could raise the sum which was needed for the purpose of meeting the shortcomings of what might be called the Single Tax Movement.

Another of the land taxer's aims was "to free industry " from monopoly and undue burden of taxation"; and at the same time, " by affording greater opportunities to use " the land, to complete the policy of free trade by securing " greater opportunities to produce in their own country." He did not want to go back over what he had said about small holdings, but if they were to acquire greater opportunities to produce in their own country, he

doubted very much if they would be able to put on land anything like the burden that they contemplated. That was another point in which their aims seemed to him to be mutually destructive.

On page 236 they would find it stated that the "only just system of rating and taxation was the taxa-"tion of land values." "To quote from *Land Values* "of May, 1911, direct taxes are of two classes: (1) Taxes "that are levied upon men in proportion to their "ability to pay (inheritance and death duties, &c.). "(2) Taxes that are levied upon men in proportion to "the benefits received from the public." He was not quite certain that the latter was at all a sound way of describing any form of tax, although it might be a fair way of describing a rate; but if they would read on the last four lines of that page they would see "Let it be "shown that the value of the services rendered to each "individual would be justly measured by a single tax "and we ought to hear no more of the piratical doctrine "of taxing men in proportion to their wealth." In the old days they used to do the imperative mood in the Latin grammar, and it was, "Let it be shown"—he agreed, "*let* it be shown." But would it be shown that the value of the services rendered to each individual would be justly measured by a single tax? That was apparently the sort of dogma that passed current until some of their learned body took the trouble to cut it up and place it in the pillory.

They might read such statements in reports, or hear them at meetings, where, by dwelling upon the unfairness and hardships arising out of the present system of rating and taxation, he had no doubt that a resolution might be carried in the terms of that statement, but all that would have been done would have been to confuse

men's minds, and they would have been persuaded to agree to a statement involving a fallacy or to a rule which would lead them in a very different direction to that in which they hoped to go.

The Institution might do much good, whether by their Committee taking the subject up, or by some individuals Members putting their shoulders to the wheel, for the purpose of issuing a publication to instruct people before the matter had become an acute one.

In conclusion he would ask them to remember that at the present time economic laws were not of much account. People thought that they were a sort of law which, like a statute law, could easily be altered by amendment. They believed that an economic law was one which had been laid down by a professor, and if only they worked hard enough and brought enough pressure to bear, they could make economic laws work in another direction. That was a fallacy which obtained very largely, it was current through a great number of strata of society, and it would be a very important thing if The Institution could point out that economic laws, like the laws of gravity, were always in operation.

He remembered a judge once who, by unfortunately using the word "or," gave his judgment in a manner which caused a great deal of ridicule at the time. He was describing a river which brought down a certain amount of solid deposit, and he said that it was deposited more quickly when the water was slack *or* when the laws of gravity were in operation. What they wanted to point out was that economic laws were always in operation, and to show that whether it was at that time or in the future they would always find the same impossibility of altering an economic law.

When they remembered the energy with which the

United Committee propagated those fallacies and the large number of Members of Parliament and others who supported them, they must recognise that the time had surely come when full criticism and answer ought to be placed within the reach of the public; and as a member of the public he thanked them for the opportunity they had afforded him of being present that night.

Mr. TRUSTRAM EVE moved that the Meeting should be adjourned to the 11th March next.

The vote of thanks having been put to the Meeting and carried unanimously—

Mr. SAVILL said he would like that night merely to thank them for the vote of thanks they had passed. He hoped that on the 11th March they would have a fine night, a large meeting, and a lot more discussion, because it was a subject which needed it.

Paper 383.
No. 575.

THE TENDENCY TOWARDS UNIFORMITY IN COMPENSATION FOR AGRICULTURAL IMPROVEMENTS.

By LESLIE S. WOOD (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *held on Monday, 26th February*, 1912.

The Hon. Edward Gerald Strutt (Vice-President) in the Chair.

To treat of the subject of agricultural customs and to lay down any principles as to uniformity needs a brave heart. But as the time is very opportune for a discussion on the subject, and there is no better place for such a discussion than within these walls, it is hoped that, while you do not spare your criticism, you will realise that we are dealing with a very complex subject, and that the main object to be achieved in this Paper is to put before you various aspects of a difficult problem with the hope that a free discussion will lead to a clearer understanding of it, and help in some measure the movement now on foot to bring about more uniformity in farm valuations.

We must be very clear in our minds in the first place that there is a difference between custom pure and simple and the more modern customary payments. True

custom, as far as we can tell from the evidence we have, all started from a common origin, and the great variations we have now are developments from the original conditions, proceeding upon normal and recognisable lines. Uniformity in custom could only be attainable by reducing all customs to their original form. We have had, and there probably are still, advocates of this at the present day, but we shall see how far this is possible. Customary payments, on the other hand, are almost entirely arbitrary bases for compensation fixed at the will of valuers' associations and similar bodies, in order to deal with the demand for payment for the unexhausted values of manures and feeding stuffs. The agitation for this rose in the earlier half of last century, and culminated in the Agricultural Holdings Act, 1875, although it did not receive universal attention until the passing of the Agricultural Holdings Act, 1883. These bases fixed arbitrarily can in the same way be altered arbitrarily, and if all the valuers' associations can agree upon the best scale of compensation there is no reason why it should not be universally adopted.

At the present moment attention is more particularly riveted on the adoption of uniform scales of compensation for feeding stuffs and manures. But before we deal with that it is well to look at the old original custom, because that, after all, is the structure upon which everything else is built, and it has in some cases an important bearing upon the application of our comparatively new methods of compensation.

It is difficult to give a definition of true "custom." Cooke states that "the custom of the country is the "common law of agriculture." But this definition, although it is safe and probably correct, is not satisfying, because the word "custom" conveys to our minds the idea that it

is immutable, and consequently there are many men who will not admit that a custom can change. They are of opinion that the varying customs as we have them to-day are in their original form, and in that form they must be continued for all ages to come. At the same time there is no question whatever that the customs have changed, and are still changing, and consequently it is interesting to consider with this definition his further words: "Custom . . . . . so far at least as it "governs the course of good husbandry, is not that "immemorial, unvarying, certain and reasonable general "usage, which is known to the law as a custom."

The words of the same author in 1850, when he compared the customs of that time with those published in 1828, confirm the fact that agricultural customs change, and Messrs. Kennedy and Grainger, writing in 1828 of the customs in the home counties that led to high valuations, said: "None of them have any "pretensions of antiquity."

If we go back to a time fifty years prior to the work of Kennedy and Grainger, say 1775, we reach the limit of our definite knowledge, and no agricultural book, as far as I know, and no law case throws any appreciable light upon the subject. It is therefore necessary to construct a theory, and from the evidence we have by comparing the changes of custom over a period of nearly a hundred years, and by showing the variations on maps, I have come to the conclusion, with very good reason, that in the olden days, some time prior to the limit of 135 years, it was customary for tenants of farms to remain in their holdings after the expiration of their term and consume the hay with their own beasts, and feed or tread the straw into dung, and leave it all for the incomer without any payment whatever. There

were, in fact, no valuations in those days, and no valuers, as Mr. Cooke describes them, "audacious in fabricating "claims."

This holding over in order to feed and convert the hay and straw necessitated a dual occupation of the house and buildings besides some of the grass land, and caused an inconvenience which could only be remedied by a farm valuation. By this was determined the sum that an incomer should pay the outgoer in order to enter into immediate possession of the house, buildings, and land other than stackyards when the corn was not threshed.

Now what was the work of the valuer? He simply had to estimate what the outgoing tenant would lose if he went out at the end of the tenancy instead of holding over to feed and consume his hay and straw. In effect the tenant lost, and the valuer had to estimate, the feeding value of the hay and the consuming value of the straw; the manure, that is to say the manurial value of these two, had to be left free of charge. This is the position of the present time over the greater part of England, and this, I submit, is the original custom in its simplest form, and if we are to attempt any uniformity in custom we must work back towards this original form. In those early days apparently it was not found a difficult matter to decide upon a basis for the feeding value of hay, for there is very little variation in method anywhere nowadays. The price is always taken as the basis, most often the feeding value is reckoned at two-thirds of the market price, but in some counties it is fixed by the Valuers' Association year by year according to the price of hay. But when we come to straw we find that there is considerable variation. In some districts it is a fixed proportion of the market price, in

others it is a price per load which varies very little year by year; in many counties it is estimated at a price per acre with but slight variation, and again in three or four counties it is reckoned at a fixed sum per quarter threshed, or if the incomer do the threshing and clean and carry the corn to market, it is considered an equivalent, and the straw passes without payment. All these apparently different customs are only several forms of the same elementary custom, so it would be no insuperable difficulty to transform them all into one method if the Central Association were to agree upon the best method. Of course, if the system of valuation were changed, there would always be the tenants who would point out that they have lost materially in consequence, because a good or bad straw year just makes the difference whether their old system favoured them or not. But averaging the weather and the straw crops, the chances of a tenant gaining or losing under a uniform system would be about even.

Now, if the variations in customs had gone no further than this, we should have no trouble in fixing a uniform method of valuation, but unfortunately in some parts of the country the basis of valuation has been extended so that the tenant has a larger stake in the land, and it would be impossible to reduce these to uniformity unless the landowners bought up these extended interests, or all tenancies were endowed with them as of right by custom, but this is impossible. But we will see how far it is possible. The three chief additional interests that tenants have acquired in some counties are:—

1. The dung.
2. The residual manurial value of feeding stuffs consumed and manures used on the land; and

3. The manurial value of hay and straw; this, combined with the existing rights in it, made up the market value.

When the hay and straw are valued at market price it is only natural for the dung to pass in the same way. But it is very difficult to say how the tenants acquired this interest in the dung in districts where the straw passed at a consuming price. Possibly the evidence of Mr. Boniface before the Select Committee on Agricultural Customs in 1848 throws some light on it, when he says, in speaking of the custom of compensating for improvements: "I could not state that these allowances have "become the custom; still, it is proper I should explain "that they are daily themselves gaining ground; that "in arrangements that are made between the landlord "and the outgoing tenant, the tenant who has employed "considerable capital on his farm has generally the "means, with the consent of the landlord, of making "a fair arrangement with the incoming tenant that he "shall be paid for the beneficial interest left on the "farm." And again, the words of Mr. Barnes, who speaks of compensation for drainage on the same occasion, are of interest when he says: "I have had it "(*i.e.*, a claim for drainage) disputed in many instances, "and lost it if the tenant did not pay for it on entering and had no agreement to be paid upon leaving; "but if left to ourselves as valuers we always charge "the incoming tenant with it."

It is very probable that payments for dung were made, as these gentlemen show over sixty years ago, simply as an arrangement between outgoing and incoming tenants, with or without the consent of the landlord, and, having once obtained a footing in the inventory, were continued as a matter of right in succeeding

changes. This payment for dung could only be abolished for the sake of uniformity by the landowners purchasing it at its crude value without any cake or corn, say, at 2*s.* 6*d.* per load. Such a suggestion is not altogether unprecedented, because the liability for payment for half manures was at one time largely bought up by landowners so as to reduce the cost of entry into farms; at the same time it would not be a very popular movement with landowners at the present time.

The second of the interests acquired by tenants as mentioned has been the residual value of feeding stuffs consumed and manures used on the land. We shall deal with this later, but in passing it is of interest to notice that in compensation for feeding stuffs we have an example of an interest secured by legislation. The payment already existed by custom in some parts of England, so that the legislation brought all farm tenancies up to the same level in that respect. It threw an increased and immediate liability upon landowners, but they have undoubtedly shared in the benefit accruing to the tenant by reason of the improved farming due to a sense of greater security.

The last of the three interests is that which gave tenants the full market value of their hay and straw, and following from this the market value of the dung. It is this custom that is the permanent stumbling-block to a uniform custom. We could probably deal with all other difficulties, but the custom of market value has arisen as a matter of natural convenience, and even if it were reduced by substantial payments to a consuming price the conditions are such that we should gradually find ourselves drifting back again to the market price before long.

Market price, in fact, has entirely arisen round London

and the large towns, especially in Lancashire and the West Riding of Yorkshire. There are a few exceptions where farms have been in hand and relet for the benefit of the owner at a market price, but otherwise the higher value has arisen by reason of the demand for hay and straw in the large industrial centres. It has been found necessary to give facilities to tenants for selling off hay and straw, and such being the case a valuation on that basis has been found the most satisfactory. It is of interest to notice how the market price gradually extends its boundaries. In Buckinghamshire the hay and straw were at one time taken at a consuming price, but at the present time meadow hay and wheat straw are more often at market price in the south.

Now, having reviewed the true customs of the country we can turn back again to the subject of the customary payments. These, as has already been mentioned, are of an arbitrary character, and are a comparatively modern creation. This is conclusively proved by the Report of the Select Committee of 1848, to which reference has already been made. This Report gives us a very good idea of the early history of compensation for manures and feeding stuffs, and they are supplemented in the Minutes of Evidence by the words of Mr. Hesseltine who was then farming in Lincolnshire, and who considered that the custom became general in that county about 1826. Probably he set the date a little early, because Messrs. Kennedy and Grainger, writing in 1828 of the Lincolnshire custom, did not refer to this innovation. But the custom never became general; it extended to Glamorganshire, but made no further headway. At the same time it developed in another form in those counties where it was customary to pay for dung at a price per load, for it became

customary for cake-fed dung to be valued at a higher price according to its quality.

In 1848 we see the Select Committee favoured compensation for unexhausted improvements, but they thought that any attempt to make its general introduction compulsory would be met by great practical difficulties, and they relied upon mutual arrangements between landlords and tenants for the general and successful adoption of the system.

Although this ideal of mutual arrangements received no encouragement, the effect of the work of the Committee was not apparently lost, and the demand for compensation increased until in 1872, as a result of a considerable agitation and the work of the Council of the Central and Associated Chambers of Agriculture, a Committee on Agricultural Customs was appointed, and they presented their final Report in 1875. In that same year the first Agricultural Holdings Act, dealing with compensation for unexhausted improvements, was passed. There is no need to deal with this Act in detail, for as there was no provision in it against "contracting "out," it had but little effect other than to establish the principle. Consequently, in 1883, as a result of the recommendation of the Commissioners on the Royal Commission on Agricultural Depression, a further Act was passed which confirmed the principle of compensation and made it compulsory.

With the passing of this Act valuers' associations all through the country realised that in order to deal with the valuations likely to arise under it they must adopt a definite scale of compensation, and the Lincolnshire scale was adopted in nearly every case. Consequently the usual method of calculating the amount payable was to take the cost price and allow one-third of this for

linseed, cotton and rape cake, and malt culms fed in the last year of the tenancy, and one-sixth when fed in the year previous. With corn, compound cake and malt one-sixth and one-twelfth were allowed in the last year and year previous respectively.

But between the passing of the two Acts of 1875 and 1883 the opinion that cost price was unsatisfactory had been gaining ground, for it is to be noticed that whereas the Act of 1875 stipulated that the compensation should be a "proportion of the sum properly laid out by the "tenant," this principle was abandoned in the Act of 1883. Two years later, in 1885, the principle of manurial values was inaugurated by the publication by Messrs. Lawes and Gilbert of their famous tables, which were revised and brought up to date in 1897. At first, valuers' associations were shy in relinquishing their old method of a cost-price basis, but in 1903 six associations had adopted the new method, and by 1908, when the Central Chamber of Agriculture issued their second Report, it was shown that this number had been increased to thirteen, but there were still several associations satisfied with the old system.

The Agricultural Holdings Act of 1900 had again called attention to the question of tenant-right valuations and compensation, and a fresh impetus was given to the subject by the publication in 1902 of revised tables of manurial values, prepared by Messrs. Voelcker and Hall. When the Committee of the Central Chamber of Agriculture, appointed to draw up a scale of compensation, issued their Report in 1903, it placed us in possession of all the latest facts, and strongly emphasised the importance of adopting a scale based on manurial values.

Now, what has been the effect of all this rapid development, and what is the position to-day? The

effect has been to produce four different bases of compensation, and the result is that valuers' associations all over the country are divided in opinion as to the best method of assessing the tenant's interest. These four methods are based on :—

1. Cost price.
2. Lawes and Gilbert's tables of 1897.
3. Voelcker and Hall's tables of 1902.
4. The scale suggested by the Central Chamber of Agriculture in 1903.

Mention has already been made of the "cost-price" basis, and it is necessary to explain quite briefly the principles involved in the tables of manurial values. There are three manurial constituents to be considered, nitrogen, phosphoric acid, and potash, and when Lawes and Gilbert prepared their tables they analysed the various feeding stuffs to find the percentages of these three constituents per ton, and having by experiments discovered the amounts that went to make up increased weight in the beasts fed, assumed that the residues were returned to the farmer in dung, but were subject to loss by evaporation and drainage. These several residues were priced at their value as market commodities, and thus was defined the total or original manure value per ton of food consumed. In their tables of 1885 Lawes and Gilbert priced the ammonia at 6*d.* per lb., the phosphoric acid at 3*d.*, and the potash at 2½*d.* In 1897 the ammonia was put at 4*d.*, the phosphoric acid at 2*d.*, and the potash at 1½*d.*, giving a considerable difference in the manurial value.

Having arrived at the original manurial value there were two important points to decide: First, the percentage of waste by evaporation and drainage; and,

second, the proportion left from year to year by successive crops. As a result of their observation they assumed, with considerable accuracy apparently, that with cake, corn, and the usual artificial feeding stuffs, one-half of the original manurial value was thus lost and with hay and straw two-thirds was lost. They also estimated that the manurial value was calculated as lasting for eight years—that with hay and straw one-fifth of the value should be deducted each year, and with cake and all other feeding stuffs one-third should be taken off.

When Voelcker and Hall prepared their tables in 1902 they based them on the work already begun by their predecessors, but they improved on it. For one thing they defined much more accurately the loss of manurial value, and in order to simplify the tables they introduced the "per unit" standard, and altered the period of exhaustion from eight to four years, with a reduction of 50 per cent. each year.

Moreover, in calculating their prices, they based them upon the prices of three constituents as charged to farmers in artificial manures. These they reckoned to be $5\frac{1}{2}d.$ per lb. for the ammonia, $2d.$ for phosphoric acid, and $2\frac{1}{4}d.$ for potash. A unit is 1 per cent. of a ton, or 22·4 lbs. So that the price per unit of ammonia would be about $22{\cdot}4 \times 5\frac{1}{2}d. = 10s.\ 3d.$, which is equivalent to about $12s.$ per unit per ton for nitrogen, and in the same way phosphoric acid was calculated to be worth $3s.$, and potash $4s.$ per unit per ton.

In amending the method of fixing the manurial loss, Voelcker and Hall found from experiments that the loss in phosphoric acid and potash was in no way equal to the loss of ammonia. Consequently, instead of taking the loss as a whole at one-half, they divided the three

constituents, reckoned the loss of nitrogen at one-half, of phosphoric acid at one-fourth, but made no deduction in the case of potash.

The fourth alternative scale is that of the Central Chamber of Agriculture, but it needs no comment. Its figures are substantially based on those of Voelcker and Hall, but the table of compensation is restricted to two years.

With the history and facts before us we can face the main questions. Is it advisable to have one uniform basis of compensation throughout the country? If so, which should be adopted, and should it be embodied in an Act of Parliament as the basis for compensation in all claims under the Agricultural Holdings Act? Would such a procedure work an injustice to existing tenants? To what extent is it possible systematically to revise such a scale if permanently adopted? Should it also form the basis of any deduction for any produce sold off the holding? Does a manurial value mean simply a chemical value, or does it include a mechanical value in the case of straw? These are all question that are having serious attention to-day, and need very serious consideration.

If it be undesirable to adopt a uniform scale it would be unnecessary to deal with several of the later questions just suggested, but I believe the majority of opinion would favour such a course. There are obstacles in the way of it—one quite realises that; there are the various scales now in existence which valuers do not care to alter; there are old prejudices against any change; there is a fear that such a change would work an injustice to sitting tenants, and in many districts, one is sorry to say, there are still in existence the old scales based on cost price, and they are so much more easily

understood than tables founded on experimental work, and many men dearly love an old rule of thumb.

On the other hand, all men realise that the old basis of cost price is out of date and cannot be defended from an agricultural, much less from a scientific, point of view, and a uniform scale would bring all valuers' associations into line upon the most approved modern basis. The great advance that has been made upon the lines of manurial value during the past ten years shows that the time is ripe for the adoption of a modern uniform scale, and the fact that it has been adopted in many districts shows that its technicality is no hindrance to its use; the standard of technical knowledge and the opportunities of studying the subject, so far as it needs study, are of course much greater to-day than they were even ten years ago. If we adopted such a scale we should concentrate our attention on it, it would be worth studying, it would be worth improving, and what is most important it would be worth revising year by year according to the value of the chief manurial constituents. At present, with four scales in use, there is no concentration except to the extent that the cost-price scale and the Lawes and Gilbert scale are in themselves dead to the scientific world, and such advance as is made is necessarily made along the lines of Voelcker and Hall's tables.

For these reasons, if a uniform scale be adopted, there seems no question that it ought to be founded upon the Voelcker and Hall tables. If it go no further it would be better to adopt them as they stand, but if once we can agree that a uniform scale is desirable, it is then possible to discuss such questions as the application of a four-year table to a two-year basis, and the addition of a mechanical value to the manurial value of straw. If the co-operation of the learned compilers of the tables

were possible a successful outcome to a representative conference would be assured. But there is a stronger reason still. If we adopt a scientific basis, and the scale be annually revised, it will enable us to deal much more authoritatively with the question of manures. At present it is the almost invariable rule to allow for artificial manures at their market price upon production of the bills without inquiring into their chemical ingredients and manurial value. Such a custom must often lead to considerable hardship to the incoming tenant, and, to say the least, is not conducive to an outgoing tenant buying in the cheapest and best market. The Fertilisers and Feeding Stuffs Act, combined with a modern scale of unit values annually revised, open up possibilities of a far more equitable valuation of artificial manures than has hitherto existed between outgoing and incoming tenants.

I have said that all men realise that the old basis of cost price is out of date, but in spite of that a few valuers' associations stick to the old rule because they do not think it is just to an outgoing tenant that he should enter on one basis and go out on another. It does sound reasonable at first, but if there be an injustice the majority of associations have hardened their consciences to perpetrate it; but beyond this we must look at the guiding principle of all farm valuations that the sum awarded should be the value to an incoming tenant, and if injustice has been done in the past the sooner remedied the better, for every year's postponement means another year's delay of that fuller justice that would come from valuations based, as far as we are able to do so, on the true manurial values.

Besides, the argument that the scale cannot be changed is not logical, because under the scale itself the prices

vary, and to carry the argument to its conclusion the outgoer should go out upon the same prices at which he entered. Otherwise he may have entered when linseed cake was £14 a ton, as quoted by Lawes and Gilbert, and be asked to accept compensation on the basis of £8 a ton on exit. The fact is, that with changing markets and varying weather, farm valuations are full of inequalities, and a change of scale would be no greater hardship than a change of market price or of weather.

If we adopt a uniform scale, should it be embodied in an Act of Parliament for valuations under the Agricultural Holdings Act? I think not. Freedom from an Act of Parliament gives greater elasticity, and gives us a better opportunity of moving with the times. The possibility of uniformity has all arisen from the formation of the Central Association of Agricultural and Tenant-Right Valuers, and if all the valuers' associations in the country become affiliated to this and accept its ruling there will be no need of legislation on the question of the interpretation of an agreed scale. But a modern uniform scale under an Act of Parliament is better than no scale at all, so that the absence of co-operation between the various associations must always have a tendency towards further legislation. It would probably be urged that such a step would be unwarrantable, because it would legalise what some men consider to be an unjust basis; but the effect of such an Act would not be more unequal than the Act of 1883, which gave far greater advantages to those districts in which payment was only made for labour to dung than to those in which the dung itself formed a subject for compensation varying with its manurial constituents.

If we adopt Voelcker and Hall's tables for manurial

values of feeding stuffs the question necessarily follows to what extent also we ought to adopt them in dealing with the feeding and consuming values of hay and straw and with claims for hay and straw sold off. With hay there is practically no mechanical value, so if we adopt the theory already enunciated that there are but two values—what it is worth to feed and what it is worth as dung—the feeding value may be obtained by deducting the manurial value from the market price, and the table will be adaptable for fixing the feeding price and for claims for hay sold off. If we admit, as I think we all do, that straw has a mechanical value, we must in the same way take the market value and deduct the chemical manurial value to arrive at the combined consuming and mechanical value. If we are buying at consuming price we must pay for the two combined, and if we are charging for straw sold off we must detach the mechanical value and add it to the chemical manurial value to arrive at our claim.

It has been pointed out that the adoption of a uniform table might well lead on to a closer study of compensation for artificial manures. The question is a difficult one and dangerous in the hands of one who is not a scientist, but I am convinced that if it has been possible to produce a table dealing with the very complicated question of manurial values of feeding stuffs it would be a comparatively simple matter to put before valuers rules for calculating the true values of artificial manures, provided that we are willing to adopt Voelcker and Hall's method of calculation on the basis of unit values.

There was an excellent article on this subject in the Journal of the Land Agents' Society of September, 1908, and in it the writer, Mr. S. H. Collins, sees no difficulty

in the way of the adoption of unit values for soluble and insoluble phosphates, nitrogen and potash and lime where employed as a body, and in such a way building up the value of artificial manures used, adding a sufficient sum for mixing and carriage. As he rightly points out, the price charged tc a tenant farmer is often much higher than the sum shown by pricing out the constituents but the difference includes the rail carriage, the dealer's profit, and some allowance for the fact that the farmer buys the manure in the early part of the season and does not want to pay for it till harvest. The carriage should of course be charged, but there is no reason why the business man on entry should pay for the overcharges against the unbusinesslike outgoer who did not know how to buy and needed credit.

Voelcker and Hall's tables of manurial values for feeding stuffs are calculated on the price of the constituents as shown by the price of standard manures such as sulphate of ammonia, superphosphate of lime and kainite, so that if their tables were adopted they would fit in with the current values attached to the constituents of artificial manures.

If a table for calculating the value of manures were adopted, we should still be faced by the difficult problem of the number of years for which the several manures should be considered to last. But this is entirely a chemist's question. We must leave it to the scientific investigator to tell us what manures or what constituents of the manures are lasting and what are not, and what difference there is in their lasting power when applied to various types of arable land and to pasture. There is no doubt that we need far more enlightenment on the subject, but as long as we purposely keep ourselves in a state of elementary knowledge we cannot

wonder that no one comes forward to give us what we are not in a fit state to receive.

This Paper would not be complete finally without some reference to the difficult question of dilapidations both to land and buildings. Taking the country as a whole the productivity of the land has been increased, and land is farmed better now than at any time since the great depression, probably better than at any time hitherto. Combined with that we have tenants far more exacting; they want a higher standard of comfort, and the effect of urban by-laws applied to rural districts has been that landlords have continually had to put their hands in their pockets for improvements and alterations to sanitary arrangements, cowhouses, and other buildings, without receiving any additional rent by way of interest. As long as the effects of the depression were felt, it was recognised that claims for dilapidations should not be pressed and so add to the misfortunes of the outgoing tenant. But now, when tenants are keen to drive a business bargain on entry, it is but right that their successors, whether they be the new tenant or the landlord, should be compensated for the outgoer's neglect upon the same business lines.

The Central Chamber of Agriculture in their Report in 1903, in dealing with dilapidations, said they did not enter into the question of non-repair or non-maintenance of buildings, fences, ditches, drains, &c., as they considered that such should always be matter of covenant, but they dealt more particularly with the question of foul land and the neglect to sow clover seeds.

The Central Association of Tenant-Right Valuers are, at the present time, considering the same subject. They are considering more particularly the question of dilapidations to land. They realise the difficulty of sub-

stantiating claims in some districts, and they hope that it may be possible to arrive at some uniformity throughout the country by scheduling certain matters of dilapidation for which an outgoing tenant should be liable under normal circumstances.

There is undoubtedly in some districts a sort of custom as dangerous as it is indefensible, that, in spite of covenants to the contrary, tenants should not be charged the full value of their indebtedness for dilapidation to land and buildings. I feel convinced that the principle is bad for all parties concerned, and definite steps should be taken to deal with the subject and emphasise the importance of dealing with both land and buildings. In the former case, if the method of dealing with dilapidations is weak, the outgoer finds little discouragement from leaving his farm foul, and the new tenant begins with a bad standard of cultivation and a sense of injustice. With buildings, if the tenant knows he will not be subject to a claim according to his liability, he neglects his part. Consequently, the landlord is unable, even if he would, to do his part, and small repairs lead to big repairs.

Every land agent will tell the same tale, that the greatest encouragement that a landlord has to do repairs is to find his tenant ready to do his share, and the tenant who is neglected and suffers accordingly is the man who tries his best to avoid his liabilities. Any movement that encourages a higher sense of responsibility in both landowner and tenant is a step onward in agriculture, and should receive the hearty support of any who are able to help it forward.

The importance of this subject was realised by the Committee who have recently issued their Report upon the question of the breaking up of estates. Several

witnesses, who were apparently dissatisfied with the present system of dealing with dilapidations, were of opinion that a record under the Agricultural Holdings Act should be compulsory. But the Committee show that a "record" is practically useless, and state that they "are "convinced that every tenant on entry shall insist "on compensation in respect of foul land, cross-crop- "ping, hedges, ditches, and repairs, and if this were "done no record would be required." The advice no doubt is good, but it is useless unless the interests of the newcomer can be safeguarded and the landlord is assured that if he carry out his responsibilities the tenant will fulfil his part during the tenancy, or if not his liability will be properly assessed at the determination of his lease.

Mr. W. Edward Woolley (Vice-President) said he had great pleasure in moving a hearty vote of thanks to Mr. Leslie Wood for his instructive and useful Paper, which contained a mass of information interesting to all connected with the land. Time would not permit a detailed consideration of all the points raised, and he therefore proposed to confine his remarks to the one or two which were then uppermost in his mind.

He quite agreed with Mr. Wood as to the inadvisability of further agricultural legislation. If tenant-right valuers could come to agreement among themselves on many of the points in dispute it would be far more satisfactory than another hurried and ill-digested Act of Parliament.

In the last paragraph of the Paper a quotation was given from the Report of the Departmental Committee on the position of Tenant Farmers on the Sale of Estates, in which it was stated that there would be no

need of a record on farms provided the incoming tenants insisted on compensation in respect of foul land, cross-cropping, hedges, ditches, and general repairs. It seemed to him that of late years sufficient attention had not been given to the importance of having the ditches kept open. In former times the ditch was always cleaned out whenever the hedge was cut, but that was now a thing of the past.

He had recently asked a man, cutting a hedge, "Why "do you not clean out the ditch?" and he had replied, "Oh! we don't do that nowadays." So slovenly a habit of farming was most reprehensible, and a tenant thoroughly deserved to be dilapidated if he did not clean out his ditches.

His advice was not to try to upset too many old customs in a hurry. They would work themselves out in time. Take, for instance, the old principle of the away-going crop. In the north-east of Yorkshire, on an estate he managed, that old custom obtained, and it always seemed to him to work very well. He tried some years ago to upset it, but soon found it better to desist as the attempt caused friction.

It was most desirable that the tenant-right valuers should meet to discuss, and, so far as possible, arrange a uniform system of compensation; but whatever they might do he hoped there would not be any more Acts of Parliament to hurry unduly the question of tenant-rights in general.

He had great pleasure in proposing a vote of thanks to Mr. Leslie Wood.

Mr. H. D. Buckland (Fellow) said he had much pleasure in seconding the vote of thanks to Mr. Leslie Wood. He had listened to the Paper with great interest,

and he was sure that agricultural members and agriculturists generally would find it most useful both to read and study. It was, he thought, a valuable feature of The Institution that so many of its Members were prepared to spend time and labour in the preparation of Papers, and as in the present case were willing to give the general body of Members the benefit of their expert knowledge and research.

The Paper naturally divided itself into two parts, the first dealing with the customs of various counties, and the second with compensation under the Agricultural Holdings Act. With regard to the former, he did not think it would be possible for anything to be done to interfere with those various customs. How, for instance, could they reconcile and assimilate the custom that obtained on the borders of Northumberland, where, he believed, huge flocks of sheep were taken over by the incoming tenant, with the custom of cow-keepers who had large herds of cows near large towns?

Again, in the neighbourhood of large towns, and on the borders of adjoining counties, it was always most difficult to get a recognised custom. He resided at a point where four counties met, and the consequence was that just at that point and for some little distance into those counties it was difficult to form an exact custom. In some of the counties the market price was now paid where a very short time ago they used to have almost everything at spending prices. In Middlesex the customs were very extraordinary in some cases, but he rather liked them—for instance, in a great part of Middlesex roots were taken at a valuation rather than by cultivation. In a big cow-keeping district it was very useful that when there was a good crop of roots they should pay a good

price, and where there was a bad crop very little should be paid; but he did not think that would be possible on farms at some distance from large centres.

New customs might arise in consequence of mutual arrangement between outgoing and incoming tenants without the sanction of the landlord. It would simplify matters if landlords were made parties to all valuations. In most leases and agreements the words "the landlord or incoming tenant" were inserted, but in many cases the landlord never saw the valuations, and perhaps years afterwards discovered that many items had been included and paid for which should not have been brought in.

With regard to away-going crops to which Mr. Woolley referred, in his district that custom was dying out, and hay and straw were paid for at full price, and there were very few farms where the tenant held on after 29th September except, perhaps, to thresh a small quantity of corn. The facilities for threshing were now so great that in the majority of cases where farmers really meant to clear out quickly there was very little difficulty in doing so, as they found it was better to thresh corn soon after the harvest than to keep it for the six months they were allowed by custom in which to thresh it out.

There were many customs that he should like to see disappear, as, for instance, the retaining of a portion of the house. It was an antiquated and absurd custom, and it was now usual to insert in leases that the outgoing tenant should only be entitled to the use of a cottage instead of part of the farmhouse. He also objected to half fallows. That was a custom in some counties, and he hardly knew how to value them. Again, in Surrey clover ley was often paid for, but that

was disappearing. He thought it would considerably assist both valuers and landowners if such customs were allowed to lapse.

The reader of the Paper referred to dilapidations. He agreed with his remarks that dilapidations should be charged. The landlord at the present time had to bring the buildings up to date and to spend a considerable sum on those buildings, and he was sure that if a landlord had got a good tenant it would always answer his purpose to put his buildings in good repair, and to put in the lease or agreement that his buildings should be kept in good repair by the tenant. Certain materials, however, such as bricks, tiles, and converted timber for the up-keep of those buildings, should be found by the landlord.

The previous speaker, Mr. Woolley, referred to hedges and ditches. In his district he found that the ditches were better kept than they used to be. He (Mr. Buckland) was in the Thames Valley, and in the early days floods did not come down and drown the farmers out so quickly as they did now. One of the causes was that the ditches were now kept much cleaner than in former years, and in consequence the water found its way into the Thames much quicker than in the older times. If there were a flood at Oxford they used to find in his district at Windsor that it took about a week for the water to get down, but at the present time it took about four days. Therefore, although there was still much to be desired in regard to ditches, they were, in his experience, better kept than they were twenty or thirty years ago.

With regard to the second part, namely compensation for unexhausted improvements for feeding stuffs consumed, he was glad to say that nearly every one he

met now on valuations adhered to the new system, and followed Messrs. Voelcker and Hall's tables. Those tables had been very considerably adopted, and he understood they would want very little alteration. Therefore, he hoped it would not be long before all the agricultural associations came into line and adopted those tables. They might want some amending, and some additional items would have to be added; for instance, with regard to cake, at the present time every cake maker in the district had a compound cake of his own, the sale of which was pushed as being better than any other. Many of those cakes would not stand much analysis, or leave a very great deal behind when they reached the crops. Therefore if the scale were revised he thought as many compound cakes as possible, with their names and makers, should be included in Messrs. Voelcker and Hall's scale.

He did not know if Messrs. Voelcker and Hall would think it necessary to include certain of the new foods which had been introduced. He was told, a little while ago, that people were using feeding stuffs made of sawdust and treacle! He was doubtful as to the manurial value of that, but he was afraid both cattle and crops would suffer.

He desired to second the vote of thanks to Mr. Leslie Wood for his Paper, and to congratulate him upon the great care and trouble which must have been expended upon it.

Mr. W. F. Ingram (Fellow) said he had listened with great interest to the Paper so ably drawn up by Mr. Leslie Wood, and also to the two speakers they had just heard. Indeed, the last speaker, with the simple

question as to whether roots, or the cultivation of roots, should be paid for, had given them plenty of material for a meeting of valuers.

One of the difficulties that they found in valuing was the great disinclination on the part of valuers to tackle the question of dilapidations, and the result was that the good tenant suffered for the bad. Valuers were constantly heard to ask, "What can we do for the good "tenant?" His answer always was, "You must be "down on the bad." What was the effect? He had known in his county two farms side by side—one well and one badly farmed—the good farmer did not get any benefit over the man who had farmed badly; and, speaking generally, when acting for the landlord they could not help the good man as much as they would wish because they had to make such large payments to the bad farmer, and the landlord did not get anything like the value of the dilapidations.

Mr. Leslie Wood referred to the hay and straw valued at market price. The way that had come about was that, for one reason or another, a tenant on entering sometimes found no hay or straw left for him, and when he went out he would probably ask for the market price, and get it. The same cause, he thought, accounted for the dung being paid for in many cases.

They would have great difficulty in getting all tenant-right associations to agree to one scale, because necessarily there must be disagreement on certain points. They ought, however, to agree on the point of manurial value, and he thought that that was the proper line upon which to work, because an incoming tenant on entering, or the valuer acting for him, was entitled to ask for an analysis of the manure, which the outgoer who had bought the manure should have had under the Fertilizers

and Feeding Stuffs Act, and that kept a check on the outgoer as to what he bought. If cost price were paid the incoming tenant simply paid a proportion of the cost price, and he could not know whether the outgoer had bought well or badly.

Mr. Woolley had referred to the bad state into which ditches were allowed to get. He was glad to hear Mr. Buckland say that in his district they were better kept now than formerly, but in his own county they were in a very bad state, which meant that a lot of money that was spent on drainage years ago had been wasted. Mr. Leslie Wood took a very cheerful view of farming at the present time, but he hardly thought his optimism was justified.

Then with regard to the adoption of a uniform scale for valuations he quite concurred that it should be left to the valuers, and not be embodied in an Act of Parliament. They had plenty of Acts of Parliament —perhaps rather too many—and directly they got legislators to work on things they were not absolutely sure about, they were in very dangerous hands.

He thought Mr. Leslie Wood would find it rather difficult to arrange for the mechanical as well as for the manurial value. It was a most difficult subject, and he did not see how it could be tackled.

He would not delay them longer, but would merely join in the vote of thanks to Mr. Leslie Wood for his Paper. He was particularly glad to be able to associate himself with the author as they both came from the same county.

Mr. Samuel Kidner (Visitor) said his remarks would be very brief, but he was glad of the opportunity of thanking Mr. Wood for his valuable addition to the

literature on the subject and for the able way in which he had prepared it. His thanks were also due to The Institution for calling upon him, as a visitor, to speak on a matter in which he took a great interest, and with which as a member of the Committee of the Central Chamber of Agriculture he had had a considerable amount to do.

Special reference had been made to the need of clean ditches. On all good land, where it would bear that labour, no doubt it was a good thing to be exacting in that matter. He thought there was no greater indication of good farming than when they saw the hedges and ditches well kept. It was an index of everything else the farmer did on the farm, but only two or three days ago he went over a holding of a character that would not bear the expense of too much labour on that work. He, as District Chairman of the Small Holdings Committee, had gone over it for the purpose of purchasing it for small holdings, and he had come to the conclusion that the land would not bear the expense. They had to recognise that.

Again, when they came to the question of residual value, there could be no doubt that the old system of paying on cost price must be wrong. At the same time, there were cases where agreements had been entered into voluntarily by landlords where tenants on their holdings to-day had paid on a very much higher basis. He had cases in his own neighbourhood where they had paid one-third and one-sixth on the two years on the cakes, and nearly as high as that on the corn. He valued some of those farms himself, and those men had been charged and paid for what they had received in that way. It was important to see that no injustice was done to the outgoing tenant, and, therefore, as the land-

lord or his agent had made the agreement, and put it on a false basis, he should stand the loss, and should pay the outgoing tenant's claim, charging the new tenant on a correct basis.

So far as his part of the county was concerned he thought they might have some advantage over older districts, for they had no customs, and, previous to the 1875 Act, he never heard of farm valuations, as now understood, being made. Since then the Agricultural Holdings Acts had cropped up, and those valuations occurred, and he could assure his friends on the other side of the room that the valuers were very exacting when dirty, and not properly farmed, land was in question. They always considered that manure on that land was of much less value than otherwise.

He desired to thank them very much for the kindness they had extended to him in inviting him to the meeting, and he thought he was speaking for other Members of the Central Chamber present when he said they were much indebted to Mr. Leslie Wood for his Paper.

Mr. Geo. Turville Brown (Fellow) said he was not a tenant-right valuer, but he should like to thank Mr. Leslie Wood very much for his Paper, with the general trend of which he agreed. Speaking as a land agent he wished to say that on estates, the management of which his firm had taken over lately, one of the first things to be started was a "valuations" book, in which full records of all tenant-right valuations were kept, and he thought if every land agent would follow that practice it would be a most useful thing, for they would be astonished at the extraordinary variations in the form of valuations that occurred even on a single estate.

There were no estates within his knowledge where they got a uniform valuation, even though a common form of tenancy agreement were used. There were always things that cropped up in every valuation that took place that required watching most carefully by the landlord's agent.

He thanked Mr. Leslie Wood very much for a most enjoyable Paper.

Mr. Leslie Wood, in reply, desired to thank the speakers for their remarks. The more they looked into the subject the more apparent was the impossibility of arbitrarily changing the old customs of the country. They were changing in themselves, constantly changing, and no one knew better than Mr. Buckland—who was in a part of the country which was changing more perhaps than any part of England—that a great many things that existed were gradually disappearing, and, as Mr. Woolley had said, he thought they would drop out of themselves. Although it was impossible to bring old customs to a uniform basis, because they adapted themselves to every circumstance of the district, yet when they came to the question of customary payments, which were of a modern type, it was perfectly possible to change them and bring them all into line. At the Conference that sat last Thursday, and was going to sit again, the Committee went into the matter, and they recognised that up to the present it had not been possible for them to get any uniformity for manurial constituents, because there was no central power to put it into operation. The Central Chamber of Agriculture in their Report said they thought it advisable, but they could go no further; but if the Central Association of Agricultural and Tenant-

Right Valuers took the matter up, as they were disposed to do, and all valuers' associations joined with them, then it would be possible to fix a uniform scale throughout the country.

He was sorry that Mr. Kidner was not then present to hear him deal with the point he had raised as to the injustice to existing tenants if the rule were changed, but as he pointed out in his Paper all the circumstances of valuation led to uncertainty, and where the tenant gained on one point the chances were that he would lose on another point. In the adoption of a uniform scale, though an outgoing tenant might lose this year, an outgoing tenant five years hence might find it just the reverse. Mr. Kidner said the scales had been put into agreements by the landlord, still those scales were put in not for the benefit of the landlord—they were put in purely and simply for the benefit of the tenant, and there was a time when those scales were put in without any payment by the tenant to balance what the landlord was giving. The landlord, in a way, did not get the benefit he had the power to insist on under the Agricultural Holdings Act, but he put in a scale for simplication, and there was no hardship in taking it out and substituting a provision on another basis. But even if it were a hardship on one or two existing tenants, he thought the advantage of having a uniform scale to which they could direct their attention, improve and make as nearly perfect as possible, would far outweigh the disadvantage.

He was at the discussion he referred to last Thursday, when it was said that the difficulty existed in arranging a scale, and one speaker said, "If I went to "my tenants now, when they are not thinking of going

" out, and said, 'Here is a modern scale, would you " 'mind transferring' "—his opinion was that the tenants would not mind; but, of course, if it were left until the man was going out and he went to him and said, "I want " you to go out on the manurial value scale," if it were advantageous to the tenant to change he would say, " Yes, I will change," and if it were not advantageous, he would naturally say, "I will stick to the old basis of " valuation." The time to make the change was when a tenant could not look forward and say whether in five or ten years' time it would be to his advantage or disadvantage. The price of cake might go down, and, on the other hand, the price of manurial constituents might go up, and what was a disadvantage now might be an advantage later on.

The CHAIRMAN said he would like to express his thanks to Mr. Leslie Wood for his interesting Paper. He was sure that they were much indebted to him for the trouble he had taken in preparing it so thoroughly and making the subject so interesting.

He could not help thinking that absolute uniformity was almost impossible; but he felt that it might be possible to get great uniformity in the payment for feeding stuffs and artificial manures. After all, what they wanted the incoming tenant to pay for was what he received in manurial value, and he, for his part, could not help believing that the Committee, to which Mr. Leslie Wood had referred, would arrive at some satisfactory result.

He could not refrain from expressing his great regret that there were not more country Members present.

The subject was of considerable interest, and as the Afternoon Meetings were specially held for the sake of the country Members, he could wish that they had turned out in larger force to support Mr. Leslie Wood.

The Meeting then closed.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, 11th March, 1912.

W. Edgar Horne, M.P. (President) in the Chair.

The President said that before calling on Mr. H. Trustram Eve to reopen the discussion on the Paper read at the Ordinary General Meeting on 5th February, 1912, by Mr. Edwin Savill (Fellow), entitled "The Single "Tax Movement," he would like to remind the Members and friends present that the discussion was not on political or ethical grounds, and that they must (if for consideration of time only) confine it to speakers of their own profession, because they wanted to look upon the question entirely from the point of view of surveyors.

Mr. H. Trustram Eve (Fellow) said he found himself in some difficulty, because Mr. Savill had told them not to be ethical, and the President said they were not to be political, but were to speak as surveyors—he would try to confine himself to that ruling, and speak only from the surveyors' standpoint.

They were all indebted to Mr. Savill for taking the trouble to write a Paper on so involved a subject, and one on which, they would agree with him, it was easier

for any two men to differ than perhaps on any other topic they could discuss. They wanted some practical light let in on so difficult a subject, and Mr. Savill had done that.

On page 241, Mr. Savill said the United Committee dwelt "upon the unfairness and hardships arising out of "the present system of rating and taxation," and then he added, "We all agree with them as to the need for "amendment in this latter respect." He was not at all sure that they all did agree that there was so much wrong with the present system, when they came to define what the present system meant, viz., the basis of annual value.

They had all got rather into the habit of the Press of grumbling (which was an Englishman's right) and of running down the present system without quite knowing what they wanted in its place; he would therefore like to deal with that system for a few moments and see whether it was so wrong as had been suggested. What was that system? It had been with them for three hundred years, and with their permission he would refer to the Act of 1836, for it was often misquoted, the word tenant being brought in which did not exist in the Act. "Every rate shall be made upon an estimate of the net "rent at which the hereditament might reasonably be "expected to let from year to year." His object in giving those words was to suggest to them that the present system of local rates was really a local income tax on rent. He admitted at once that for convenience, in most cases, the occupier drew the cheque. But he thought what they were driving at in the days of Elizabeth, and in 1836, was really to take some part of the rate-free economic rent which a landlord received either for bare land or for combined structure and land.

As a simple instance, take the case of a cottage let at 6*s.* a week, the landlord actually paying the rates direct. His gross rent was £15 12*s.* per annum, and after allowing £3 for repairs the State said to him, "You have a net £12 12*s.* in your pocket, which is "really interest on your capital, and we require you to "pay something towards the local expenses out of that "£12 12*s.* which you have got by way of interest"; and they said, "We require, if the rates are 6*s.* 8*d.* in "the £, £3 per annum out of you as a local income tax." If they looked at it in that way, and they could multiply examples as much as they liked, it seemed to him that was a perfectly fair system, and the great merit of it was that the landlord, or the occupier if they liked, had the £12 12*s.* in his pocket out of which to pay the £3—income was being used to pay rates or taxes.

Take it another way; if two men each had 720 sovereigns in the bank lying idle, and one man said, "I will lend it on mortgage at 5 per cent.," or "I will "buy stock which will bring me in 5 per cent," then he had to pay to the State an income tax of 1*s.* 2*d.* in the £ on the £36 interest, and he got a net income of £33 18*s.* The other man decided to build four cottages, costing with land 720 sovereigns. He let them at 6*s.* a week, he himself paying rates. His gross income from the cottages, rate free, was £62, which was 8½ per cent. for his money; he had to do repairs which cost him £3, which was 1¾ per cent. on his capital, and he had to pay rates of 6*s.* 8*d.* in the £, another £3, which was another 1¾ per cent., and he had left for himself £9 net on each cottage—multiply by four cottages, £36; or, in other words, a net 5 per cent. for his money, which was what he was driving at. He paid income tax also on the £36 at 1*s.* 2*d.* in the £, and he had £33 18*s.* in his pocket,

net. The two men who possessed 720 sovereigns had used them in two ways, one had contributed to the rates, and the other had not, and it seemed to him that was a fair example of a local income tax on interest for sovereigns which somebody wanted to borrow or use. That was roughly what they had been taught to call "ability to pay." In his opinion it was the nearest approach to a local income tax, which all economists were agreed was an ideal to be aimed at although perhaps not practicable.

The same remark applied to land. A man who had so many sovereigns and bought good land had his interest on it—so much—and if it was good land it would pay more rates than bad land, because the interest on the larger capital was higher. If money were spent by the owner of that land the same argument applied as in the case of the cottage, and also with shops—the higher the economic rent the higher the contribution out of that rent for Imperial and local needs. It was often said that a very rich man who occupied small premises seemed to pay a small amount for rates, but Mr. Savill's friend, on page 237, who had £30,000 a year, paid a total of £2,425 in Imperial and local rates, which was 8 per cent. on his total income—not a bad contribution. Many people said that the incidence of rates was on the occupier. He was not going to discuss whether it was or not, but because he drew the cheque he thought they would all agree it did not necessarily mean that he bore the rates. He therefore ventured to suggest to Members of The Institution that it would be inexpedient to give up the idea of annual value as a basis without a good deal of thought.

Mr. Savill was a bolder man than most of them, and he had given them what in his idea might be a

substitute for annual value, and after asking the State to contribute 73 millions to the rates, 38 millions more than the 25 millions at present contributed, he said the fairest way to raise the balance would be "by means of "a rate upon capital value of land and buildings, or, if "preferred, of land alone." Well, Mr. Savill knew his views on that subject and the best thing he could do was to say nothing, because he was not very good in the command of strong language; he would, therefore, simply say that he entirely disagreed with Mr. Savill on that point, and he left to other speakers the task of putting in proper language what they thought of that idea. He did not know whether, when using the term "capital value," Mr. Savill meant total value, and when he said "land" whether he meant assessable site value, full site value, or the capital value of bare land. He was rather disappointed to see there was not a reference to the recent charge of undeveloped land duty on ripe or semi-ripe building value, because he was sure they as surveyors thought that if land was taxed it was quite unnecessary to rate it over again and so charge it twice over.

Then Mr. Savill in his boldness, and he thought he was quite capable of it from what he knew of his brain, turned himself into the Chancellor of the Exchequer and told them how the rest should be arrived at. He had to raise 168 millions and that was to be done by a national income tax, and he said that the probable annual income of them all was 2,000 millions a year. He would not say it was or it was not; no doubt it was correct, but the income tax returns of the income possessed by people who were liable for income tax over £160 a year was 1,011 millions. That was the income tax brought under review, but it was charged on 687 millions,

and deductions and abatements accounted for the balance of 324 millions, that was how an income tax of 1*s.* 2*d.* in the pound came to bring in 37½ millions. He presumed that the balance between 1,011 millions and the 2,000 millions mentioned by Mr. Savill was represented by the wages or small salaries of people earning less than £160 a year. Mr. Savill thought an income tax of 1*s.* 8*d.* in the £ would do. Of course that was arrived at by very correct arithmetic, by dividing the 2,000 millions into the 168 millions which he required. But he would ask Mr. Savill during the debate kindly to work out the following rule-of-three sum: If 1*d.* in the £ now on a total of income charged on 687 millions brought in 2⅔ millions per annum, how much would the rate in the £ be to produce 168 millions, not forgetting that over half had to come from the wage earners of the country? He would leave it at that.

Mr. Savill had dealt only with the United Committee's proposals and not with the proposals of the Land Values Group. Personally he thought that was quite the correct thing for him to do, because the literature of the United Committee was well known, and that was all they could deal with officially. The Land Values Group of 177 Members of Parliament was, however, a real factor in the case. The Group had its own secretary, and as far as he could understand it was that Group who gave evidence before the Departmental Committee, and their proposals differed a good deal from those of the United Committee. For instance, the minus site value, which was so well known to all of them under the Finance Act, was, of course, an absolute stumbling-block to a man who wanted to rate on site value; therefore it must be got rid of before they could bring forward a proper scheme; they therefore suggested

that fixed charges should be added to the assessable site value, and that the site value, adjusted site value as he was going to call it, would be formed in that way. Personally he thought that gift sounded larger than it was. He did not pretend to know what a fixed charge was, but whenever he wanted to know anything about the Act he always looked at the provisional valuations, and he thought they clearly set out there what was a fixed charge and what was not. Of those three little columns of fixed charges the only one that worried him was tithe, as the others did not occur very often. It was solemnly suggested by the Land Values Group that tithe should not be deducted before rates were charged on the site values, consequently when they had two pieces of land, one with tithe and one without, they would pay the same site rate. Tithe was at present deducted from the annual value, and he thought it was very hard on agricultural land that that suggestion should be made.

Then they suggested, practically, that the words "other than agriculture" in the Finance Act should be taken away, with which he entirely agreed, but they only wanted to allow credit for the tenant improvements made during the last twenty-one years. That was why he personally was so pleased with Mr. Herbert Smith's remarks at the previous Meeting. Surely they, as a body, really knew and could advise as to the proper way in which to find the site value of agricultural land, and they must not leave it to theorists to tell them what that site value should be. He agreed with Mr. Herbert Smith that what they ought to strive for was that the site value of purely agricultural land should be its natural and unimproved value. They had known ever since 1874 in the Rating Act that woods had been

assessed on that basis, and if it was fair in 1874 he could not see why it was not fair at the present time, but simply to allow a deduction in respect of improvements made on, say, arable land for the last twenty-one years was absolutely no gift at all, it was not worth 5*s.* an acre.

The fourth proposition was that the value of the minerals, if any, should be added to the value at the surface, and there were also some proposals about covered copyhold property, in order to avoid arriving at a minus site value. They also objected to licensed property being valued what was called "dry"—they wanted it valued "wet." * Having done all that, they proposed to bring in a new Bill so as to be ready for the time when the national valuation was finished, and the national site rate which would be charged on land values would go to the Treasury. As far as he knew the idea was that it should be 25 millions, as Mr. Savill said, or more; but assuming for the moment that it was 25 millions, he honestly thought they had not seen the point as to who was going to benefit. It would come out of the pocket, as far as he could understand, of the owners of land values in the country, and it would go straight up to the Treasury. The Treasury already gave 25 millions in aid

* The speaker adds that the official proposals of the Land Values Group for the amendment of the Finance Act are as follows :—

"In order to make the Budget valuation the basis of further necessary "reform, it requires amendment as follows :—

"1. Provision should be made for periodical revaluation, so as to give "a basis for annual levies on the whole land value (instead of revaluation "on the casual occasions when duty becomes leviable on increment).

"2. The assessable site value should include the whole unimproved "site value without deduction as at present for fixed charges.

"3. There should be excluded from the assessable site value the value "of all agricultural improvements.

"4. The assessable site value should include the value of minerals, "whether or not being worked."

of the local rates, equal to 2*s.* in the £; they would have this 25 millions, but it was not proposed to give an extra 25 millions, and how the local ratepayer was going to be any better off by that performance he could not possibly see, and if for the moment they called the owner or occupier of a land value in the country a local ratepayer, surely the ratepayers must be 25 millions worse off than they were before, in that the subvention would come out of the local instead of the national pocket.

It was not proposed first of all to do away with the basis of annual value, but that a new and additional tax on all the land values should be instituted. It was only after some lapse of years that it was proposed to give an option to local authorities to substitute within their own areas a basis of site value instead of annual value. He looked upon those suggestions of the Land Group as a simple addition to the rates of people who lived in Great Britain, and the only person who would be better off was the Chancellor of the Exchequer.

His point was, was the suggested basis of site values a fairer one than the present one, and that was where he hoped The Institution would be able to give a lead. Suppose three men owned three sites each worth £,3,000 assessable site value; one was a farm of 150 acres, £20 an acre, the second was 3 acres covered with cottages, say 50 cottages, and the last was a factory with an area of 5 acres; the assessable site value of all three properties being £3,000. Under that new system of the Land Values Group, if the rate were 3*d.* in the £ as suggested, each would pay £37 10*s.* per annum additional. The factory, perhaps, could stand that, it would have a rateable value of about £900, and no doubt in its large expenditure and profits £37 10*s.* would be lost, although the land taxers' idea was to help

industry, and he did not see how that would do it. The income from the cottages would be about £450 a year net therefore the extra payment of £37 10*s.* on the 3 acres would not seriously hurt the owner or occupiers although they would not like it; but the owner of a farm of 150 acres with profits of about £150, and a rent of about £150, would also have to pay an additional £37 10*s.*, which was equal to 5*s.* an acre. His point was that neither the United Committee nor any one of the Land Values Group ever had anything to do with agriculture in any way or shape. Mr. Pollock told them at the last Meeting that he found after research that 172 of them did not own any land at all, and it was extremely doubtful about the 173rd. He thought that it was time that they, practical men, woke up and entered into the plain and friendly competition of practice *v.* theory.

He had nothing more to add in the practical way, but he had recently been to the offices of the United Committee, and he had spent a certain amount of money in leaflets, and if any one were feeling a little down, or wanted a holiday, they would find it a fine tonic to lay out a small sum at those offices, where they could get more reading for 5*s.* than anywhere else; and they were taking this controversy with such good humour that they were absolutely pleased if any one went there. He had in his hand the result of one of his pennyworths, and he proposed to read from the index to show what a vast subject it was, and how they ought to spend months and months, instead of one evening, in discussing it. Amongst the benefits which the taxation of land values would bring to England were the following:—

"Accidents to workers diminished," "Antiquarian "remains preserved," "Art encouraged," "Bankruptcies

"lessened," "Charities made genuine," "Church dis-
"establishment if required," "Cruelty to children
"diminished," "Disfiguring advertisements diminished,"
"Education improved," "Eight-hour day if desired,"
"Factory Acts unnecessary," "Food adulteration
"checked," "Footpaths preserved," "Gamblings dimin-
"ished," "Hospitals benefited," "House of Lords
"abolished if desired," "Human nature unchanged,"
"Insanity diminished," "Millionaires impossible," "Muni-
"cipal corruption checked"—and this was one that pleased him immensely, "Officialism reduced to a mini-
"mum," "Overtime diminished," "Poor widow benefited," "Public libraries improved," "Shoddy goods no longer wanted," "Street noises diminished," "Suicides lessened," and the last of all "Worry lessened." These were in alphabetical order. He thought he must add three more, "Agriculture—ruin of." Why had they left that out? Then they might have mentioned an old friend of theirs in the index, "Hypothetical tenant—death of," and lastly there was "Weary Willie" (he would suggest they should put in) "compelled to work."

The SECRETARY stated that on the point raised by Mr. H. Herbert Smith as to the capital expenditure upon farms within the past half-century having approached, and in some cases exceeded, the present capital value, he had received an interesting letter from Mr. Smyth-Richards of Barnstaple, of which the following was an extract:—

The farm to which I am referring is situate in a North Devon agricultural parish, and contains 122 acres 2 roods 18 poles. The rent is £110 a year, the landlord paying the tithe amounting to £12 6*s.* 8*d.*

The district valuer puts the original gross value at £2,467, a very full price if based on the rent or about thirty years' purchase on the net rent. He makes a deduction of £308 for tithe, and £606 as the value of the buildings, &c.

I have made a careful survey of the improvements to the land which have been made by the owner. These I put down as follows:—

	£	*s.*	*d.*
Cost of erection of dwelling-house	454	6	0
Cost of erection of outbuildings ...	666	17	8
338 chains of fencing at 30*s.* ...	507	0	0
46 gates with posts and ironwork at 22*s.* 6*d.*	51	15	0
1,640½ chains draining at 4*s.* ...	328	2	0
24½ chains occupation roads at £5	122	10	0
282 apple trees at 4*s.*	56	8	0
	£2,186	18	8
Add tithe rent-charge	308	0	0
	£2,494	18	8

From the above it will be seen that the value of the land is less than it has cost the owner to bring it to its present state.

In the above calculation I have allowed nothing whatever for clearing 120 acres of land and laying down about 40 acres to meadow pasture and orchard land, which I estimate would cost another £750.

The amounts I have put down are most moderate and reasonable prices, and are such as no one could get the actual work done for at the present time.

I do not think I need add anything further, but I

should like to know what the advocates of the single tax would propose to take in respect of this farm if they only propose to tax the value of the land divested of buildings, &c.

Mr. THEODORE G. CHAMBERS (Fellow) said he wished first of all to thank Mr. Savill for his temerity in bringing the subject before The Institution; for doing so they all owed him an enormous debt of gratitude.

In the first place he would like to say one or two words as to the position of The Surveyors' Institution relative to this class of subject. He quite understood and appreciated the view put forward by the President at the last Meeting, that on those occasions and dealing with those matters they should in no sense be political in the party sense, but he thought he was voicing the view of a certain number of the Members of The Institution when he said that they had come to a stage in history when it was quite impossible for a man engaged in commercial practice of any kind to be as silent on political matters as he had been in the past.

If they threw their minds back to 1909 he thought many of them would feel that although The Institution took a very strong line indeed in relation to the Finance Act, which was then before the public, yet the opposition which they put forward was perhaps not sufficiently public and not sufficiently sustained, and had their opposition been stronger the public, when the matter came before them at the end of 1909, might possibly have had some data on which to form their opinion; whereas as a matter of fact they had none. Of course he quite admitted that any remarks that one might make on that subject were really three years out of date. What they had to consider was the future, and he would urge

upon The Institution, for what his words might be worth, that in the future it was the duty of The Institution to forestall legislation, to consider every Bill that affected landed interests as soon as the possibility of legislation upon the subject-matter of that Bill was contemplated. It was no good waiting to interfere or to intervene until a Bill had been placed on the table of the House, or had been taken up by one of the parties of the State, because as soon as that stage was reached it was the determination of the party behind that Bill that it should become law. They were faced with an almost new position, they must be ahead, they must be in advance and consider legislation which was, so to speak, in the air.

Dealing with Mr. Savill's Paper in detail, he thought it was perfectly clear that the remarks he made at the last Meeting had severely hit those who supported the single tax. Probably all of them had been interested to receive specially printed copies of *Land Values*, heavily marked at the sides, drawing their attention to certain remarks which Mr. Savill made. But accompanying that copy of *Land Values* they received a paper which, he thought, branded the movement of the single taxers with dishonesty. They received a paper which set out the views of certain Conservative members on the subject of rating of site values, and their support of the rating of site values under certain specific conditions was put forward as a support of the single tax.

He would like them to remember for a moment the controversy which took place between Mr. Asquith and Lord Balfour of Burleigh with regard to Lord Balfour of Burleigh's opinions when he signed the Minority Report of the Royal Commission on Local Taxation. Lord Balfour of Burleigh, and those who signed that

Report with him, as they would remember, advocated in certain conditions the rating of land values, strictly within urban districts. When the Scottish Bill came before the House of Commons and the House of Lords, they would remember that the rating of site values was extended not only over urban districts but over rural districts, and, taking it in that broad shape, Lord Balfour of Burleigh in the House of Lords advocated the rejection of the Bill, and he was consequently accused of having, as it were, eaten his words. Those two questions—the universal rating of site values, and the rating of site values in urban districts—were absolutely distinct, and absolutely different. The object of the single taxer was the imposition of a general tax upon all land values, specifically intended to make ownership of land impossible. The separate rating of site values within urban districts was merely intended to introduce a more equitable division of the urban rate than at present existed. Between those two points of view there was an enormous difference.

Why did the single tax, as put before the public, attract the proletariat, as they might call them? He thought they would all agree that it was discontent with, and resentment against, the present burden of local rating, and he could not altogether agree with Mr. Eve when he said that the rates, as they at present fell, were quite equitable, and they need not consider any change in the system of rating. He thought the whole matter really came down to this, that the rate-payers at present felt they were paying 38 millions sterling towards the general expenses which ought properly to be borne by the nation at large.

Taking the single tax proposals in detail, he would like to put before them one question: Would the single

tax in any way do what it was purported to do? Before they could answer that question they were thrown back upon the complicated question of the ultimate incidence of the burdens in their system of rating as they were at the present time. They had two groups of practical men and economists who took diametrically opposite views. On the one side it had been definitely stated over and over again that the whole of the local rates were in effect paid by the owners of land, and the other group said that in effect the owners of land did not pay at all, but that the economic distribution of the rate was so widespread that everybody paid in the end, as they ought to pay, and that there was no hardship. Between those two extreme views they might probably arrive at something like the truth. It had been put forward very clearly by the Royal Commission that as a matter of fact the burden did fall in the most uneven way upon all the interests in land, and he thought that it would be useful if they as surveyors, who presumably knew more about the subject than anyone else in the country, could definitely lay down some kind of series of laws which would show in some way how the burden of the rates actually fell eventually; and, quite tentatively, he would suggest that they could arrive at the matter in one sentence by saying that the burden fell on the line of least economic resistance, and that that line was the resolution of three principal factors: the extent to which the land ownership was a complete monopoly; the extent to which the existing rent was the highest rent that could be obtained for the land; and the freedom of movement of the tenant. Balancing those three factors, they found that wherever they might in the first instance place the rate it would by ordinary natural laws fall upon those who could not

transfer it to somebody else. He thought Professor Edgeworth had put it exceedingly well when he said that they might impose a rate, but a foreseen impost levied from the owner did not lose the property of transference to the occupier because it was called a rate on site values. In other words, they might place the burden where they liked in the first instance, but it would ultimately fall according to natural law upon all those who were interested in the particular piece of land. Taking that to be the case, he thought they arrived at one definite conclusion, that all those people who were interested in a specific piece of land were interested together in keeping down the rates on that particular piece of land. Really the mischief of the single tax would lie, not in the inequitable division of the tax as between the different classes of people who occupied the same piece of land, but as between the whole of the classes who occupied different pieces of land, and it was upon that line of cleavage that he considered their thoughts ought to work ; it was not upon the *classes* of different owners and occupiers of one piece of land upon which the injustice would fall, but upon the owners and occupiers of different *classes* of land.

That was shown already very definitely and very clearly as far as the valuation of the land of the country had gone under the Finance (1909-10) Act, 1910. They could now say quite definitely that the rate upon agricultural land would be enormously increased, that the rate upon the central districts of towns would be enormously increased, and that those who owned houses in suburban districts would be relieved of a very large measure of taxation. They could also say definitely that it was absolutely unjust to suggest for one moment that the amount of land which a particular industry

had to occupy in a particular district should be in any way a measure of the payment of that industry either for taxing purposes or for rating purposes. They, as surveyors, could easily condemn the single tax on those grounds.

Next as to the rating of land values, as apart from what was called improved value, Mr. Savill had, he thought, flirted a little bit with the subject, as had a good many other people. He would confess that he himself had been inclined to flirt with the subject because it would in some respects theoretically improve the situation as regards certain industries. But he must say that the Finance Act of 1910 had for ever checked any inclination on his part in any way to deal with such an entirely hypothetical thing as a site value of a composite property. They now knew quite well that it was the theory of the Commissioners of Inland Revenue that there was something new—something that might be called a *statutory conception* of site value. The other day he heard counsel for the Inland Revenue Commissioners use almost the following words: "It is not site "value as you understand it, or as I understand it, or "as any of the professional witnesses understand it, it is "a site value arrived at by a calculation under the "statute by which you and I are bound."

He would ask them as practical men whether they thought it could ever conduce to the interests of the country that they should be rated upon a "statutory con- "ception." It was really inconceivable that they could admit for one moment that they could ever allow the Legislature to decide by a "process" what site value was; and yet that had actually in a sense already become a concrete statutory fact. They found it laid down and supported by the Commissioners that a site value could

treble in a time of eighteen months. He asked them were they to allow themselves to be caught in such a trap as that, so that they should be ultimately rated on site values that were arrived at by a statutory process. That was a lesson that they should not forget, and it was one against trusting to those hypothetical and imaginary values which in fact did not exist, and could not be ascertained.

Following from that he thought they could at once turn down the question of rating site values on those grounds, and they got to the next alternative—that of rating upon capital value. That, again, Mr. Savill had rather suggested might, perhaps, ameliorate the situation as regards undeveloped land. He put it to them as practical men, knowing the difficulties that they had even in arriving at a perfectly sound and safe valuation of annual value upon the basis of the hypothetical tenant, what a fog of difficulty they would get into if they were to be rated upon the capital value of composite premises. They would be involved at once in the difficulties of cubing buildings; in the perplexities as to whether or not the rent was the proper measure of capital value; and other complications in central districts which would, to his mind, be absolutely appalling. He could not possibly conceive anyone there really supporting the principle of rating upon the capital value, except possibly in one direction. As far as he could see there was only one element in what he would call the life of the landed interest which as it were called for any change in the rating system, and that was the question of land in the suburbs which was deliberately "held up," as they called it. Of course they all knew that holding up land was fundamentally unsound from a commercial point of view; no commercial man would

ever dream of holding up land; the compound interest that was accumulating against him all the time became an intolerable burden, and practically the only land held up was either for securing the amenities of a property or for the public benefit.

In most cases they would agree with him it was held up for the public benefit. There was possibly some *raison d'être* for a differential treatment of "zone" land, but he would put it tentatively that without causing a revolution there were definite ways in which that particular matter might be dealt with. They might give municipalities slightly stronger powers for acquiring land which was definitely required for the extension of a particular town; they might possibly put a slight differential rate upon the possible annual value of those classes of lands in the way in which Professor Cannan had suggested; or they might, and that seemed to him to be the simplest way of all of dealing with the subject, slightly modify the doctrine of *rebus sic stantibus*, which would enable the local authorities to deal with such lands, not upon their accommodation value but upon the actual annual value they might have if realised to the best advantage.

Passing by those subjects he came finally to the question, so ably dealt with by Mr. Savill in his Paper, of the possible relief of the local rates from the onus of the national expenditure, the burden of £38,000,000, which at present was entirely placed on land and buildings, but which was absolutely and essentially for the benefit of every man in the country. He thought before any alteration in the rating system was thought of the first and foremost thing to drive at and to insist upon was the removal from the local rates of those items of expenditure which were essentially for the

benefit of the whole community, such as the education rate, cost of the main roads, and the bulk of the poor law expenditure. The advantage to small tradesmen would be enormous. At the present moment the small tradesman was rated heavily for the benefit of the whole country, whether he was making a profit or whether he was not. The co-operative stores, which might be carrying on a most gigantic business on a piece of land not much larger than that of a private tradesman, were simply rated according to the annual value of their premises, and practically speaking the small tradesman was, in the majority of cases, paying heavy national expenses which ought to be met by the profits of the co-operative stores. That, he thought, was the real essential alteration which was required. It was not the place there to suggest whether that should be met by a transfer to the Imperial Exchequer of the burden or whether it should be met by a local income tax or something like the French system of additional centimes. He merely threw it out that that was a far more important question than the alteration of the rating system in other respects.

Mr. Dryland Haslam, Junr. (Fellow) said he desired first of all to add his thanks to those of the previous speakers to Mr. Savill for having brought an important subject before them. He and others had shown that it was very necessary at the present time that the subject should be discussed, but if any further proof were required it was supplied by the fact that it was referred to in the debate on the King's Speech in the present Session of Parliament, and was also the subject of a special motion last Wednesday. It behoved them therefore, as surveyors, and as practical men who knew something about land, and about the

subject of taxation, to give the matter their very careful and serious consideration, and to show to the public generally how such a scheme would work out.

Mr. Savill devoted the greater part of his Paper to the proposals of the United Committee for the Taxation of Land Values, and he proposed to confine the few remarks he wished to make to that subject, and to try and see how, from the practical point of view, those proposals would work. To consider that matter they would want to know three things: (1) What was the proposed basis of the tax; (2) What was to be the unit of taxation; (3) What it was estimated would be the amount of the tax.

First of all, the question of basis. Mr. Savill, some of the speakers, and many other surveyors had had an idea which had been referred to that evening, that the basis of taxation would be the assessable site value under the valuation which was then being made. But when he read the discussion in the House on the King's Speech it struck him that that was wrong, and therefore he wrote to Mr. Josiah Wedgwood, who had been speaking on the subject, and also to the Secretary of the United Committee, and asked the straight question. Mr. Wedgwood wrote on February 20th: "We are all agreed that full site value will "have to be the basis for the new rate and tax, "assessable site value is of no use or guidance what-"ever," and the Secretary wrote: "It is the intention "of our Committee"—they would note the words "it is the intention of our Committee"—"to impose "the tax on the full site value of the land." Let them consider for a moment that basis and its injustice. Full site value they would remember was the value of the land after the removal of the buildings upon the land,

the timber and the fences and so on, and upon the assumption that the land was not subject to any fixed charges nor to any restrictions at all.

Most of them had in their hands a schedule which he took some pains to prepare, and to which he would refer later,* and if they would look for a moment at illustration No. 10, it would show them what he meant. The house there referred to stood on 6 acres of land, and the owner was under a covenant not to erect more than one house upon that 6 acres. That 6 acres was surrounded on three sides by roads, and if it were not for that restriction the full site value of £4,000, which had been put upon it in the provisional valuation, would very likely be realised. But as a matter of fact, owing to the restriction, it could not be so used, and the assessable site value had been put at only £1,700; the value of the restrictions being therefore put at £2,300. But according to the proposals he had just read to them, if they were ever carried into effect, that owner would have to pay on something which he could never realise. Then, too, they should bear in mind that full site value was the value of the land before the deduction of the value attributable to the making of the roads, and so on. They knew perfectly well that if an owner, who had some land which years ago was worth £100 an acre, spent a considerable sum in road-making and sewer-laying, he might bring it up to £300 or £400 an acre. According to the latest proposals he would be taxed upon the full amount, and no allowance would be made for the expenditure that he had put upon it. He was justified therefore in saying that that basis was a wholly unfair one; for the moment, however, they must take it as their basis for examination.

* *See* Appendix.

Then, as regards rental, Mr. Savill, in his Paper, and other speakers, had spoken of a single universal tax. He would read from a letter from the Secretary to the Committee: "Our policy means the abolition of all "present rates and taxes on all houses, buildings, and "all industries and the earnings of industry, and the "substitution of a direct tax on the value of land." That language seemed to him clear; the letter also said: "Our unit of taxation is to be the United Kingdom." If the unit of taxation was to be the United Kingdom he took it that it must be one tax. What would be the result of a single tax like that? Those of them who were, or had been, members of town councils knew when they had to seek re-election they sometimes had to stand questions on their votes on questions of expenditure; but if there was to be one single tax it seemed to him the controlling power over local authorities would be very largely done away with. They would either spend what they liked because it could make no difference to the amount they would have to pay, or they would have to go to a Government Department for permission to spend every single penny, and every improvement, real or fancied, would, of course, have to be paid by those in other parts besides.

In his own town of Reading there had been rather a run on public conveniences, and if they wanted to put one of those up for the future, under that scheme it would be an expenditure to which all taxpayers would have to help to contribute.

Mr. Savill, on the question of what was estimated to be the tax, had made some very clever calculations, and he showed that the tax in all probability would work out at something like 1*s.* 8*d.* in the £ on the assessable site value. On the full site value it would be somewhat less. Mr. Eve,

in his valuable Paper a short time back before the Farmer's Club, worked out the rating of a whole parish, and his calculations showed that the rate would have to be 1*s.* 0½*d.* in the £ to bring in the same amount by means of a single rate on land exclusive of buildings as was raised by the present system. Mr. Wedgwood in a letter to him said: "The single tax will probably be "more than 7*d.*"; 7*d.* being the amount of the single tax in New Zealand at the present time.

So he thought they might take it that Mr. Savill was not far wrong in his calculation, but in the table that he had been working out for them that night he had taken it, in order to be on the moderate side, at the sum of 1*s.* on full site value, and he had also shown it at 1*s.* 6*d.* Mr. Herbert Smith at the last Meeting said he hoped the discussion would bring out certain facts, therefore he ventured to spend some hours in preparing the table, which the Secretary had been good enough to have printed, to save time in reading, and which was before them that night. He had only received about 400 provisional valuations, but he selected from them as many different classes of properties as he could. He was sorry he had not got a good factory which he could have put in and which would have been useful, but he had not received one.

After the properties had been selected the rates and taxes were looked up, and the single tax was worked out on the basis of the full site value, and not a single property had been put into it or withdrawn since, so they would see it was a perfectly clear and straightforward statement of different classes of property. All those figures were actual facts, and could not be gainsaid, because the rents, rates, and taxes were taken from the actual payments, with the exception of those cases where

he had put a star or dagger where they were estimated, and the tax was based upon the full site values taken from valuations actually in his possession.

On Nos. 1 to 9 the single tax on the basis of 1*s.* would be a good deal less. In No. 10 it was very considerably more than the amount of the present rateable value. In No. 11, another large property, it was about half the rent and the rates together, and in No. 12, which was some arable land, it was seven times the rent, and yet they were told that it would be a relief to agricultural land. In No. 14, a large shop, a very considerable benefit would accrue, and No. 15 would only pay some one-fifth of its present rates and taxes. In the London illustrations—there were only four he had been able to give them—they would see the tax would again be less, particularly in the case of the shop in Hampstead Road, but the country properties, at the end of the Schedule, would all of them be considerably increased, especially in the case of the golf club, where the secretary told him that they would have to shut up entirely if they had to pay anything like that. The agricultural land near Newbury, where it came to about double the rent, and No. 27, the farm lands, Shinfield, would also be hard hit.

Now what did the Schedule prove? He thought that first and foremost it proved what an absolute state of chaos would result if the scheme were brought into force. Secondly, it showed how all values would be altered, because if once they elected to alter the amount of taxation or rates that had to be paid in respect of any particular property, the total value of the property, and the selling value of the property would either go up or down, and he did not know whether that point had been considered. If they took, for instance, the shop in

Reading (No. 14 in Schedule), where something between £200 and £300 would be knocked off the rates, he did not know whether it had been realised that the scheme would have the effect of putting into the pockets of the owner of that shop a very considerable sum, because it was quite clear that if the outgoings on a property were to be something like £200 or £300 a year less, the owner would, when the lease fell in, get a considerably larger rent, and would then be able to obtain an enhanced price for the property when he came to sell it, the only result being to put a large sum into the pockets of those owners who were in that fortunate position. Thus properties such as the shops and factories would receive great benefit, but agricultural lands would have to bear such a burden, as Mr. Chambers had already said, that it would practically be impossible for anyone to support it. Mr. Savill in his Paper spoke of land which was only worth £20 an acre (they all knew that agricultural land in most districts fetched more that £20 an acre), but even at that sum the tax would be so great, even at a moderate amount, that it would make the burden on the land an absolutely intolerable one.

He feared he had already taken up too much of their time, and he did not propose to touch upon the other points which had been suggested that night, but he did wish to say that he could not agree with his friend Mr. Savill's proposals on page 241 as to the taxation upon capital values. In conclusion he would say that the single tax proposals seemed to him ridiculous, and, if introduced, would result in chaos. The basis was an unjust one, and the unit of the tax was absurd.

There was one other point he would like to put before them. It was said that the proposal would result in more land being used for houses. His own view was

that the result would be exactly the reverse. Take the case of a speculative builder who had a single acre of land with a single tax of £50. However many houses he placed on that acre he would still only pay the same tax, and the inducement would be to put as many houses as he could crowd on to that acre of land rather than as now to give a little more land, knowing that it would make very little difference to the burden.

Their duty, it seemed to him, as surveyors, was, before the matter became political, to express their views clearly as to the result of proposals such as the one before them, and to let the public know the disastrous results which were likely to follow this unworkable and fantastic, but to many unlearned and unthinking people seductive, proposal.

Mr. W. P. Ryan (Fellow) said that he did not think it was necessary for him to refer to the attack which was being made on the present system of arriving at the rateable values of property. He thought that all those who understood the subject would agree that annual value was the only fair method of assessing property for rating purposes. He listened with much interest to Mr. Dryland Haslam's speech, and he had followed the figures that he had put before them with attention. He thought that Mr. Haslam had not quite shown the case as it ought to be shown.

It appeared to him that Mr. Haslam had forgotten that the proposition before the Departmental Committee was to go further than to put 1*s.* or 1*s.* 6*d.*, or whatever the levy might be in the £, on the capital, the assessable or the site value. The proposal was, as was said, to "lift" the present or existing rates off the site value, which would have the effect of adding a sum equal

to the amount of the rates to the site values found, the assumption being that land always bore the full burden of rates. Therefore it was suggested that one first got the full site value and then added to it the capitalised value of the existing rates on the hereditament, whatever that might be, before the new taxation was imposed. That would have the effect, in Mr. Haslam's Schedule, of materially increasing the rates, whether at 1*s.* or 1*s.* 6*d.*, probably adding another 25 per cent. He did not know whether he was making himself quite clear. The idea was that one must value the land as freed from the burden of the existing rates, those rates being taken to be a burden on the land, to the value of which must be added the amount of the existing annual rates capitalised. That would make a very serious difference, and he was sure that Mr. Haslam would agree with him that if he had taken that proposal into consideration the extraordinary discrepancy would be emphasised.

He was not going to travel over the whole of the area covered by the speakers. The only thing he did want to say was that he was thoroughly and entirely opposed, and he was sure everybody there would be, to any system of rating on capital values. He wanted to give them a few instances to show what would happen in properties that he himself had had to deal with. No doubt those valuers, who were more or less confined in their practice to rating, would find the system of having to cube up every building in the kingdom a great boon. Some of them, if not all, would be very pleased if such a law were passed, but he did not think it would be a good thing for the public at large.

First he would place before them a case of a small estate upon which there were several small houses

standing on plots of 80 feet by 20 feet. The site value was £2,000 per acre. That gave £75 for the plot which at 4 per cent. was £3. The house cost £425 to build. That at 5 per cent. was £21. The capital value of house and land was £500, and the rateable value £24. Those houses were actually let at £35, and were assessed at £30 rateable value, so that in that case for the capital value they would get less than the present rateable value.

Another instance was that of a large house which was actually let at £500. It stood on 20 acres of land, which would let at £250 per acre; that came to £5,000 capital value, and at 4 per cent. gave £200. The house cost £15,000 to build. It was a phenomenal house, a very large house standing on a small piece of ground. Putting that at 5 per cent. would give them £750, making a total rateable value, if valued on structure, of £950. It was actually let at the best rent that could be got for it, and he considered it was a good rent, namely, £500.

Next he came to the difficult question of directly productive water mains. They had not been told how those were to be valued. Of course there was no land value, and they could not add anything for that; not even Members of The Surveyors' Institution could see a way to do that, but the Land Values Group said that it was quite easy, and that they could and ought to put a land value on water mains. In the instance he proposed to give the structural value of the water-mains was £23,400. They must assess it at 3½ per cent., that being the rate at which the corporation could borrow money as a public authority. At 3½ per cent. it amounted to £819, and that would be the rateable value if they assessed it on a structural value.

The agreed rateable value on a percentage of gross receipts was £3,400. It showed them that they could not always apply capital value.

Then take the case of a municipal tramway occupying no land. The little bit of tramway that he referred to cost £4,200, and he added nothing for the right of way. That at 3½ per cent. was £147. Agreed rating on receipts was £340, at a percentage of the gross receipts. There again, if they took the capital value they got less than the true value.

Next he gave them an extraordinary case of an absolutely new gasworks with which he had been dealing. The land cost £3,000. At 4 per cent. that was £120. The buildings and mains cost £31,500; that at 5 per cent. was £1,575, making a total of £1,695. The present gross receipts of the whole undertaking were £1,875. How were they going to get £1,695 as rent, on structural value, out of total gross receipts of £1,875? He left some ingenious gentleman there to find out.

Then there was another case which occurred to him. He did not know the exact figures. That was the New River Intake. He supposed that it would not cost more than £100 to build: that was the structural value. It was assessed, he believed, at something like £1,450. If they were going to take it upon the structural value it would be £5—no, less than that, because it belonged to the Metropolitan Water Board, and it would be 3 per cent. on the £100, which would be £3.

Then there was a case of a colliery over-ground easement with a tramway which gave access to the colliery. The land was worth £50; that at 4 per cent. gave £2. The cost was £1,980; that at 5 per cent. was £99; total, £101. Rent paid and rateable value was £380. The next also was as extraordinary case, that of

an hotel, a very curious case. It cost, including land, in 1895, £30,000. The building was sold in 1910 for £3,000 (it was not in Ireland). It was now let on lease at £500 rent. The buildings, taking them on structural value, leaving out superficial ornament, and so on, were worth £21,000. It was valued some time ago at that figure. £21,000 at 5 per cent. gave £1,050. Land, half an acre, at £3,000 an acre, equal to £1,500, gave at 4 per cent. £60. The rateable value therefore would be £1,110. But it only paid in rent £500. He did not know how anyone was going to get any more out of it. The place had been practically shut up.

Then he gave another case of a sugar refinery. He drew their attention to that because he said they could not apply capital value in many cases. The sugar refinery cost for buildings £16,500, the land cost £1,150, making a total of £17,650. The structural value gave them a little over £14,000. The occupiers now paid a rent on lease of £450, which was the best rent that could be got after the premises had been shut up for some time. How were they going to apply structural value there?

Then again, there was another case which was somewhat on all fours; waterworks, pumping station, and filter beds. The cost of buildings and filter beds was £34,100; that at 5 per cent gave £1,705. The land cost £2,000, which at 4 per cent. was £80. The rateable value on structure amounted therefore to £1,785. The works were now let as an institute and swimming baths at £250 per annum only. Lastly, there was a case that occurred within the past few years under the Act giving compensation for taking away the licence. The building cost £8,640, the land cost £400, the structural value was £8,000, which at 5 per cent. came to £400. The land

cost £400, which at 4 per cent. was £16; that was £416 total. It was now let unlicensed at £50. He thought he need not say any more. He thought the facts spoke much more eloquently than anything he could say to show them the fallacy of attempting to value land and buildings on any structural value.

Mr. Arthur Vernon (Past-President) said that he did not propose to detain the large company who were present many minutes. He thought the influence, position, and value of The Institution depended somewhat upon their avoiding party politics, and, if he might say so, the attempt in any way to rival the still illustrious House of which the President was so useful a member, but all present that night must, he believed, have very much the same opinion on the subject of their discussion, except perhaps in respect of the pardonable heresy about capital value, which was suggested in Mr. Savill's Paper. He did not propose to offer arguments upon the few points that he had to mention so much as to lay before them the result he had arrived at, and he addressed himself almost entirely to what he thought was the main point of their discussion, the question of the single tax.

Could the site value of the land in their country provide the money necessary for all rates and taxes, and if that were possible, could it do so in a manner which would be fair, legitimate and honest between all classes in the country? He felt that the excellent speeches they had had went far to prove the proposal to be impossible, and, had it not been for the recent Act, they would have been inclined to adopt the words mentioned in the Paper and have said that the subject was too

absurd, grotesque and impossible to demand the serious consideration of a large body of expert surveyors.

They had had from Mr. Eve an excellent description of the parish results if such a tax were adopted. They had also heard from Mr. Dryland Haslam how grotesque were some of the results which were obtained in his district, and he would himself give them an instance of what would happen in a borough if the rates were all derived from a single tax. He happened to live in a borough consisting of 20,000 people, with a rateable value of £70,000 and an area of about 1,700 acres; as nearly as his close acquaintance with the place would permit he estimated the total value, the capital value, of the borough at a million and a half sterling. He estimated the site value at one-fifth of that amount, or £300,000, and the annual rental value of all the 1,700 acres at £20,000. Now, how were they going to raise the £30,000 which they spent in rates, or would expend in a very few years? What would be the rate required? They would see at once that to meet their expenditure they would want a single tax rate of not less than 30*s.* in the £. It seemed to him that it would require all the wit and skill, and all the literature which foreign aid placed at the disposal of the single taxers, to enable any practical reply to be given in favour of a proposition which could give rise to so grotesque a result.

But he would suggest that there were many other things about rating which were essential besides the mere matter of the money. Complaints with regard to rating were always being made, and he supposed always would be made, and doubtless if they could all settle their own claims each felt that he could do it much more fairly than was done at present. To shorten his argu-

ment, and to give them only his result, he would like to say that he had arrived at his conclusions by a method which he thought was logical, and one which he hoped would have commended itself to them had time permitted him to state his arguments in detail.

He had arrived at the following four conclusions, and probably all practical surveyors would be tolerably well agreed upon them. First of all, land was as much a legal form of property as shipping or stocks and shares, or any commercial enterprise, and, secondly, there was no subject of possession which afforded its owner so many opportunities for usefulness as land, nor in the past had any section of the community been more generous to those who were to some extent dependent upon them than had been the landowners of our country. His third point was that of all the investments known at the present time land yielded the lowest rate of interest (he was speaking of land in large quantities), and yet to-day it bore the highest proportion of local and Imperial burdens. Fourthly, not only would it be unjust and inexpedient, but, by the evidence of every speaker that night, and of every practical writer on the subject, it would be impracticable to raise all rates and taxes by any single tax on land. If he were correct in such an assumption, it appeared to him to be idle and beating the wind seriously to contend that such a tax was either right, honest, or possible, unless they had practical, and not merely theoretical, arguments to the contrary. He had looked in vain through some of the publications of the single taxers with a pencil ready, and could discover no cogent argument, no proof, and no common-sense reason for the single tax, and no line under which he could put a flattering stroke, and he thought they would find that while

the opposite side of the case admitted of facts, argument, and proof to repletion, they would agree that the Single Tax Movement consisted in a fallacy as to the possibilities of the future, and an attempt, he feared, to take advantage of the credulity of listeners and readers.

Mr. WILLIAM WOODWARD (Fellow) said he only desired to say a few words on a particular point in Mr. Savill's Paper. The author suggested on page 244 that a strong committee should be formed to investigate such proposals as were put forward; to give a sound judgment upon them, and that such report should give without criticism and in a perfectly fair and unbiassed manner the positive results, so far as they could be ascertained, and the probable results so far as the committee's knowledge and experience enabled an opinion to be formed. He said further that "if this "were done it would give people an opportunity of "judging the matter for themselves." It had been said that the time for criticism was when the proposals were first formulated. In a word, the whole proposal was an attempt to dispel fallacies.

He quite agreed with the proposition which had been made. The Royal Institute of British Architects stepped in when it thought it necessary and desirable to inform and educate the public on particular matters of a technical nature which the public themselves could not, the Institute thought, fully appreciate. The Society for the Preservation of Ancient Monuments intervened to educate the public, and to prevent vandalism as far as their cathedrals and ancient buildings were concerned, and other Institutions in the same way set themselves to elucidate matters with which the public would not

otherwise be acquainted. He ventured to say that it was the duty of The Surveyors' Institution on such an occasion as that under discussion, when leaflets were sent out by the million, when speeches were made of a specious character, when uninformed persons were told this, that, and the other, and allowed to form opinions based upon absolutely erroneous foundations, to step in and so far as possible inform the public of the true state of affairs.

They had had a debate which showed the necessity of such technical discussions as had taken place that night. But although they had a representative gathering of Members of The Surveyors' Institution present, the matter was practically confined to them, and might never reach the millions who ought to be educated and properly informed upon a subject which was important to them now, and which in the future might affect their vital interests.

He ventured, without occupying the Meeting any further, to express his earnest desire that the suggestion thrown out by Mr. Savill should be carefully considered, as he believed it would be, by the President and Council of their Institution, and that a brochure giving an epitome of the arguments, without any political bias whatever, simply confining itself to the statement of facts which they had heard demonstrated that night should be publicly issued. That was the sort of thing which ought to be done, and which would, in his opinion, bring considerable credit and renown upon The Surveyors' Institution.

Mr. Ralph Ellis (Fellow), said that he rose with considerable diffidence to offer any remarks on the difficult subject then before them, because he realised

that many were present that night who had made a special study of the question of taxation and rating; but the Paper dealt with a subject which had not been properly ventilated, and possibly the author would wish that all classes of the profession should join in the discussion, and should consider the subject as much as possible from every side.

In the first place he desired to add his expression of thanks to those which had already been given to the author for his excellent Paper. It was evident that it had served the object of stirring up people generally carefully to consider the matter. His recollections of ancient history were now somewhat hazy, but he still remembered that one of the wise men of Greece had said that he was wiser than all his countrymen because he alone knew how little he knew, and he thought that this subject of many theories had to be approached on those lines. When first they began to investigate the subject they thought they knew something about it, but the further they went into it the more difficulties they found.

The tax proposed was not only a single tax but a tax on a single class of property, namely, land, which meant that it was to be a tax on a single class of the community, namely, those who owned land. That, on the face of it, exemplified its unfairness, because he could hardly think that anybody could reasonably contend that it was fair that only one class of the community should be required to pay the taxes which were supposed to be laid out for the benefit of the community generally. It violated the principle of ability to pay, which after all seemed to him the proper basis for levying a rate, which was well known to be the basis of the original rating Act, and which in the last resort was the only basis, because they had to get money out of those who had got it. They

could not get money out of those who had not got it by taxation any more than by other means. He thought, therefore, the basis of ability to pay was not only the fairest but the most practical.

Again, if only one class of the community was to provide the taxes it would lead to the greatest possible extravagance, because those people who spent the money would not have to meet the bill when it became due. They had already got a long way in that direction when, as he believed was the case, only 30 per cent. of the Parliamentary electorate were directly taxpayers.

The general tendency was towards levying more rates and taxes year by year instead of less, and for that purpose it seemed to him that they wanted to broaden the basis of taxation, not to narrow it, as would be the case if they put all taxes on one class of property only. He hoped that he might be allowed to refer to a speech which was made in Parliament by Mr. Lloyd George on the Address, which he thought was referred to by Mr. Dryland Haslam that evening, the question of debate being increased subvention to rates from the Treasury.

He referred to it not because of any party political opinions it contained, but because it seemed to exemplify the remarks which he had been making. Mr. Lloyd George said: "Supposing we were to make the whole "cost of the education of this country a national service "there would be competition between localities in "expenditure." Then further on he said: "I am only "pointing this out to show that there is a real danger "in making services like education or roads, or any "services of that character exclusively national, and "throwing the whole burden on the Imperial taxpayer, "because there would not be the same check as you "have at the present time."

Further on he said: "By going to the Imperial "Exchequer for a contribution you are able to get "something out of personalty. If you are able so to "reform your rating system so as to make it possible "for municipalities within their own area to equalise "the burden, there will not be the same demand on the "Imperial Exchequer. And I am not sure that that is "not the direction in which we ought to seek a remedy. "What is wanted is a full, and impartial, and non-"partisan investigation of the problem of the best methods "of getting people to pay according to means for the rates "as well as the taxes." Then again, Mr. Lloyd George said this: "The real trouble is that a municipality has "only one method of raising the money. It is not a fair "means of taxing men according to their resources. "What is wanted is to broaden the area of taxation in "a municipal sense so that when there is expenditure "the responsibility will fall on the people who have "eventually to levy the new rate." Again: "The "answer to the problem with which we have to deal is "first of all that you have by some method to impose "the burden of local taxation on the shoulders of those "best able to bear it. I am strongly in favour of some "method of broadening the basis of taxation so as to "give municipalities the power to equalise the burden "while, at the same time, casting on those who have "the power the responsibility in respect of economy." Those all seemed to him to be strong opinions in favour of three principles, namely, broadening the basis of taxation, taxing according to ability, and making the spenders the providers of the money, all of which it seemed to him were the exact opposite of the results of the single land tax.

As to whether the single tax on land was workable, the author of the Paper had shown by figures that

it would lead to very extraordinary results, and he thought results which were totally unexpected. It had been shown conclusively, from the figures and other data which he had given, how necessary it was thoroughly to investigate the whole question before they tried to uproot the whole foundation of the rating system. There was very little difference between meddling and muddling, and they had particularly to remember, in connection with such a question, that a revolution was the destruction of the old order of things, but was not the construction of a new one.

Mr. Conrad H. Dinwiddy (Fellow) said there were three points in Mr. Savill's Paper, most of which had been touched upon in the discussion, to which he would like to refer. The first was the assumed unfairness and complete inequity of the present system of rating. He personally considered that the present system of rating was not wholly unfair.

There was room for improvement he agreed, but when one came to look at the points for improvement the question could be boiled down into a comparatively small compass, and there could be no reason for the revolution that Mr. Savill suggested, of rating on the "capital value of land and buildings, or, if preferred, on "land alone." It was impossible to go through all that might be said on the equity of the present system of rating, but really they ought to be considered before discussing Mr. Savill's suggestion, and he personally thought that a Paper on that subject would be a good one for debate during the next Session.

The next point to which he wanted to refer was Mr. Savill's bold suggestion of transferring to the shoulders of the Imperial taxpayer the burden of 38 millions now borne by the occupiers and owners of

property. If that 38 millions was to come from the Imperial Exchequer, then, as Mr. Ellis had said, he presumed that education, hospitals, lunatics, police, poor and highways would all have to be managed from a central authority. He for one could not understand how a central authority could manage the poor laws for instance, which wanted local knowledge, and if they had a central authority with local committees the waste would be something tremendous. He believed that both Mr. Lloyd George and Mr. Bonar Law had said that they would not accept those burdens upon the Imperial Exchequer, and although it would be very nice indeed from the landowner's and the occupier's point of view, the suggestion was untenable.

Property had been bought and sold under the present conditions, leases and contracts had been made under them, and if that burden were taken off it would be something like a gift approximately equal to the National Debt to the present owners and occupiers of land and real property. It was true that some adjustment ought to be made, because the increased burden on real property in recent years had been very considerable, and education certainly was more a subject for Imperial taxation than for local rates, but if they took a heavy burden like that off it would be a great injustice to the other payers of taxes.

Many other speakers had referred to Mr. Savill's point of taxing the capital value of land and buildings or, if preferred, land alone, and he did not propose to deal at length with it, but whereas Mr. Savill gave no reasons whatever in his Paper for so drastic a measure, Mr. Ryde, Mr. Eve, and Mr. Ryan, who out of the speakers were the most concerned with rating, had given weighty ones against such a departure from the present practice. Mr. Savill, in a letter to the *Estates Gazette*, had, how-

ever, given two reasons for the change, one of them being that the mansion at present did not bear its fair proportion compared with the cottage. A mansion let at £400 a year, and rated at £400 a year, might be valued at £20,000, but the rent and capital value of a cottage were equivalent. His other reason was that undeveloped land did not at present bear its right proportion, and for those two reasons presumably the whole structure of rating which had been built up for three hundred years was to be upheaved. Take the £400 occupier. Did he get 80 times the benefit out of the rates that a man rated at £5 for a cottage did? He personally considered that his payment was already disproportionate to the benefit he received, and while he did not on that account suggest that he should be relieved of any burden, he did not see why his burden should be doubled. Even if Mr. Savill were correct the matter was not of great moment. The gross value for inhabited house duty for the 4,400 dwelling-houses in England and Scotland outside the Metropolis of £300 and over was £2,200,000, or about $1\frac{3}{4}$ million rateable value; not 1 per cent. on the rateable value of the whole of England and Scotland. Even if there were some injustice, which he did not admit, there was no valid reason for changing the whole basis of assessment.

Undeveloped land and unoccupied houses, which he thought went together, on the other hand, did benefit to some slight extent, but nothing like the extent of occupied houses; they benefited by some of the expenditure on roads and sewers, lighting, and such things, and it would be quite possible to have a very modified rate on undeveloped land, and possibly unoccupied houses.

As a result of valuing on land alone he would give an instance of gasworks and electric-light works which were close together, the gasworks being assessed at

£6,000, and the annual value of the land being about £1,400. The electric-light works were assessed at £12,900, more than double the amount of the gasworks, but the annual value of the land was under £700, or less than half the annual value of the land of the gasworks. Thus the electric-light works were at present rated at twice the amount of the gasworks, but if the suggested alteration were made they would only have to pay one-half the amount the gasworks did.

Mr. Ryan had mentioned the water mains. It was indeed a difficult matter to assess the value of the land through which the water mains went, and he for one could not see how it was to be done, but in London the rateable value of gas mains, electric wires, water mains, hydraulic mains, telephone wires, tube railways, and tramways, was roughly about 1½ millions. Was the whole of that to be lost?

The whole of Mr. Savill's Paper dealt with the fallacy of a single tax on land values, but if 31 millions might correctly be borne by the land values, why not the 38 millions also? Assuming the 31 millions were correct he could not see any possible reason against it, but he thought after that discussion no one would leave the room believing that method was in any way correct.

Mr. Alfred Savill (Fellow) said that he did not want to keep the Meeting many minutes; and although he did not agree with the rating of site values he should not have joined in the discussion that night if it had not been for the remarks made by Mr. Vernon. The matter was of great importance, and affected every interest, and he considered that The Institution as a body ought to take up and deal not only with the single tax proposals, but also with the whole question of rating. Their Institution was a very important one, and its

Members dealt with all classes of property and with every interest connected with land, and they were really the only body who were in a position at the present time to deal with the matter, and to place before the public the different proposals and their effects.

He gathered from Mr. Vernon's remarks that he rather pooh-poohed the agitation which had been going on for the single tax, and that, considering as he did that the proposals were ridiculous and unworkable, they might be treated with contempt. He (the speaker) did not look upon it in that light. The proposers of the scheme had both money and energy; they would push their proposals for all they were worth, and one day they might find that they had been adopted by one party or the other. The present, whilst the question was still a non-party one, was the time for The Institution to deal with it. Even now it was late, but still it was not yet too late, and he hoped very much that The Institution would not neglect the matter, but would deal with it as business men, and as a subject which very materially affected everybody connected with The Institution.

Mr. Edwin Savill stated that there were only two points he proposed to reply to, and he wanted to reply to those before the Meeting broke up.

First of all, Mr. Ryan had gone to much trouble and energy in knocking down something that nobody had put up—that was taxation upon structural value. He did not therefore propose to take up their time in arguing upon his figures, although doubtless they did show how untrustworthy was expenditure as an indication of value.

His object in writing the Paper under discussion was to stir up The Surveyors' Institution. He had followed the whole question very closely indeed during the last

three or four years. He had attended the debates in the House whenever he got the chance. When he could not attend the debates he had read the official report. He had also attended the meetings of the United Committee. Mr. Eve had followed the question quite as closely, and must agree that all parties in the House had made up their minds that there was going to be a change in the rating system.

There was no question whatever that the direction of that change was towards the rating of site values. Mr. Eve had himself said that night that the evidence which was being given before the Departmental Committee by a certain land group was for putting a 3*d.* rate on site value. The only object of that rating of site value was to bring in certain properties which he had heard members on both sides of the House, Conservative members as well as Liberal, say over and over again ought to be brought in.

When anything was accepted by both parties he thought they would agree that it would not be long before it was brought about, and all surveyors should be prepared for some change in the present rating system. Personally he wanted no change, and if The Institution were strong and willing enough to stop or modify the change he was with them entirely. He had thought that they might perhaps go with the stream and guide it, but he never thought for a moment, and he did not believe now, that they would have the energy and strength to stem it.

It might be better, and he believed everybody would agree with him, if there were going to be a change, and those properties to which he had referred were going to be brought in, that they should be assessed on their market value instead of upon their site value, because site value was a thing nobody understood, they had all

been trying to understand it for over a year. He had used a great amount of energy but had not arrived at it yet, nor had anybody else.

Market value, or capital value, was a thing that they had all been brought up to calculate all their lives, and the difficulty in arriving at the fair market value was small compared with arriving at site value. His intention had not been to press any particular method of arriving at a fair system; all he wanted was that The Institution should put their whole energy either into preventing a change at all, or if that had to be, in guiding that change into the least harmful direction.

The PRESIDENT said that at that late hour he would only keep them a few minutes, but he would like to point out that if they increased their rates and taxes on rental values there was no doubt the rental values would diminish, with the logical result that a continued increase in the poundage would not in the end bring in a larger return to the local budget, for the rental value would be diminished correspondingly. That, doubtless, was the reason underlying the suggestion that taxation should be based upon capital values, for by that means it was said that they would obtain a datum value upon which it would be possible to add on taxes and to increase them from time to time, getting an increasing amount of revenue as the tax was added to. That was the argument at the back of the attempt to tax on capital values.

If they taxed and continued their taxation long enough, the end of it must be that the land was no longer profitable to the owner; in that case he imagined the State would have to become the owner of the land. Owning the land they would have to put it to the best use that they could, which would be to let it, and the rentals that they would have to put upon the land, would, he imagined, be

based upon the ability of the occupiers or the tenants to pay. Therefore, the rentals would not be calculated upon merely the value of the land, but would represent a certain proportion of the profits of the various trades that were carried on upon it. What proportions the various users would be able to pay or would be prepared to pay they need not go into at the present moment, but it was clear that the income obtained would not have come entirely from the rental value of land but would have been drawn to some extent from the profits that people could make upon it. Then arose the question how long those speculating users should be allowed to remain in their holdings, whether they should be given leases or whether they should be simply from year to year. Once they gave any security of tenure to anybody, then they would not be able to claim the share of increased profits during the term. On the other hand, if the profits diminished the users would still be held to the full amount of the rent they had agreed to pay.

If they considered that argument, and tried to push it a little farther, they would find that it led them to an absurdity, and one which it would be impossible to approve. Even at the present time there was no doubt that land did to some extent demand a share in the profits made by its occupiers, but the ability of the tenant to move from one place to another kept the rental values down to a proper and, he thought, a fair level. The whole question was one which demanded their attention, and they should endeavour to carry the argument to its logical conclusion and thus ascertain where the theories put forward landed them. If they did so they would find themselves in an *impasse*, and as practical men must decide that those theories could not stand the test of experience.

The Meeting then terminated.

APPENDIX.

SCHEDULE prepared by DRYLAND HASLAM, JUNR. (Fellow), showing how the Single Tax would affect different Properties, the Tax being calculated on figures in Provisional Valuations in his possession.

Description.	Area.	Net Rent.	Rates & Taxes excluding Water Rate.	Single Tax on Full Site Value if the charge is	
				1s.	1s. 6d.
(*a*) IN THE BOROUGH OF READING—	A. R. P.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
Cottage in suburb ...	5	10 12 0	2 18 10	1 0 0	1 10 0
Cottage in cul-de-sac ...	7	11 0 0	3 18 0	1 19 0	2 18 6
Cottage in side road ...	5	11 11 0	4 0 0	2 7 0	3 10 6
Cottage in good road ...	5	11 11 0	4 0 0	2 13 0	3 19 6
Artizan's house ...	4½	18 0 0	7 12 0	3 5 0	4 17 6
Small private residence near centre of town	7	18 10 0	9 8 6	9 7 0	14 0 6
Small private residence in suburb with garden	30	27 10 0	11 6 2	10 12 0	15 18 0
Larger private residence with paddock, &c.	3 32	40 0 0	11 16 10	4 0 0	6 0 0
Larger private residence with large garden	1 0 8	60 0 0*	31 10 0	13 2 0	19 13 0
Larger private residence with 2 lodges, stables, &c.	6 3 0	112 10 0*	54 15 4	200 0 0	300 0 0
Larger private residence with stabling and farm buildings	29 2 29	270 0 0	105 13 10	184 0 0	276 0 0
Arable land in suburbs	22 3 19	23 0 0	6 19 2	155 0 0	232 10 0
Coffee-house in main street	24	48 0 0*	15 1 10	26 5 0	39 7 6
Large shop in chief shopping street	—	1,292 0 0*	592 12 8	315 0 0	467 10 0
Steam laundry ...	—	234 0 0*	115 3 10	25 0 0	37 10 0
(*b*) IN LONDON—					
4 cottages at Hackney		120 0 0	38 0 0†	22 0 0	33 0 0
Shop in Hampstead Road	8	140 0 0	67 1 4†	17 0 0	25 10 0
House and garden at Ealing	1 0 0	130 0 0	50 0 0†	40 0 0	60 0 0
Coffee tavern, Croydon	—	24 0 0	10 7 0	5 0 0	7 10 0

* In hand, so Rateable Value given in lieu of Rent.
† Estimated.

No.	Description.	Area.	Net Rent.	Rates & Taxes excluding Water Rate.	Single Tax on Full Site Value if the charge is	
					1s.	1s. 6d.
	(*c*) COUNTRY PROPERTIES—	A. R. P.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
20	Golf club near Reading	77 1 17	151 15 0*	47 2 5	191 19 0	287 18 6
21	Land near Newbury, Berks.	99 3 20	120 0 0	not known	238 10 0	357 15 0
22	Residence, stabling, glasshouses, &c., at Charlbury, Oxon	18 1 2	180 0 0	25 1 0	46 5 0	69 7 6
23	Meadow and orchard at Charlbury, Oxon	3 1 39	11 0 0	1 3 8	7 10 0	11 5 0
24	Cottage and orchard at Harwell, Berks.	3 10	6 10 0	19 4	4 9 0	6 13 6
25	7 cottages, Spencers' Wood, Berks.		61 2 0	11 8 10	15 9 0	23 3 6
26	Country house, 4 cottages, stabling, and park, Shinfield	32 3 17	176 5 0*	49 11 0	66 0 0	99 0 0
27	Farm lands (no buildings) Shinfield	56 2 0	66 10 0	9 18 4	200 15 0	301 2 6
28	Small house, stable, and orchard	5 1 2	24 0 0*	7 4 6	11 15 0	17 12 6
29	House at Shiplake-on-Thames	23	50 0 0	12 18 4	4 10 0	6 15 0

* In hand, so Rateable Value given in lieu of Rent.

Paper 384.
No. 577.

THE COST OF LABOUR IN CONNECTION WITH THE ERECTION AND MAINTENANCE OF BUILDINGS.

By R. M. KEARNS (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *held on Monday, 15th April*, 1912.

W. Edgar Horne, M.P. (President) in the Chair.

The quantity surveyor, when preparing a schedule of prices for measured work, or, in special circumstances, an estimate priced in detail of the cost of a proposed new building, is sometimes in doubt as to what he should allow for labour. He can readily obtain price lists and quotations which will give him all necessary information with regard to the cost of materials; but the cost of labour is not ascertained so easily, for not only do the labour rates vary considerably in different parts of the United Kingdom, but the amount of work executed in a given time by equal numbers of workmen also varies according to local skill, or the local standard of what constitutes a day's work.

It does not follow that the building contractor always meets with the same difficulties as the quantity surveyor when estimating the cost of labour. The successful contractor must of necessity frame his estimate on

an accurate knowledge of the local wages rates, such knowledge being obtained from representatives of the different trade unions, or by means of researches which are usually impracticable to quantity surveyors. Further, the contractor's foremen introduce leading mechanics, with whom they are well acquainted, at special wages rates, and these men generally manage to maintain in the execution of the contract a standard of progress which will ensure their employers against loss.

With reference to the varying labour rates I have prepared what may possibly prove to be an interesting and useful table* showing, so far as I can ascertain them, the rates which are current at the present time in some of the towns in the United Kingdom. The towns named are placed according to their geographical latitude working from north to south; London, Edinburgh, Dublin and other important centres being printed in large type for ready reference.

The extra allowance of $\frac{3}{4}d.$ per hour claimed by mason "fixers" is generally granted in places other than London in respect of ashlar work, columns, dressings, &c. I have been informed, however, of a case in which the claim was made in connection with rubble walling itself, but was of course disallowed.

With regard to carpenters and joiners it is possible that their rate of wages may be increased in several places in the course of this year. A notice has been given, which does not take effect in London till the 8th June, demanding 1*s.* per hour (*i.e.*, an increase of $1\frac{1}{2}d.$ per hour), double pay for overtime, and a reduction of summer hours from fifty to forty-seven a week.

* See Appendix.

Any one who is fond of retrospection would do well to see a copy of *The Building News* of the 22nd July, 1881, which contains a comparative statement showing the number of hours worked per week and the rates of wages per hour of mechanics and labourers in various towns in Great Britain. In that year carpenters and joiners were paid 9*d.* an hour in London, the summer hours being 52½ per week, and the winter hours 47 on the building and 52½ in the shop. Their rate has since, at varying intervals, been increased by ½*d.* per hour, until in 1900 it reached the present amount of 10½*d.* per hour.

An increase from 24*s.* to 27*s.* per week was made in August last in the wages of London carmen. This increase may slightly affect the cost of excavator's work, and the cartage of materials to the site when the carting is sublet, but I understand that most building contractors in London were already paying their own carmen, that is the one-horse drivers, about 27*s.* per week. While I am prepared to speak in terms of high praise with regard to the carmen in the direct employ of the leading building contractors, I feel compelled to take this opportunity of stating that in my opinion the men employed by cartage contractors are, as a rule, unnecessarily rough; and it would seem that many of them need to be taught how to care for their heated and usually overworked horses, and to handle them more gently. Although these men work long hours—72 per week—and consequently are not always in the best of tempers, that cannot exonerate them from blame if guilty of neglect or cruelty.

Looking at the table of wages rates which I have prepared one cannot help feeling astonished at the low rates obtaining at the present time in some of the

country towns and throughout Ireland. The want of uniformity, which is most apparent, has long been regarded as a powerful factor in the depopulation of rural districts and the smaller towns, where wages are from five to ten shillings a week less than those which may be earned in the large centres.

A Report was issued in February last by the Labour Department of the Board of Trade, giving the "Standard "Time Rates of Wages in the United Kingdom" at the 1st January last. It also gives the summer hours of labour (exclusive of overtime), and on studying the figures it will be found that, as a rule, the number of hours worked is greater in those localities where the lowest rates are paid.

I have not given in my table of wages rates any information as to the number of hours worked in summer and winter, but for all practical purposes in connection with estimating, I think the following figures are sufficient :—

	Average number of hours worked per week per man.	
	Summer.	Winter (12 wks.)
London (all trades, excluding overtime)	50	45
Country (all trades, excluding overtime)	55	50

It may be of interest if I state here that the following rates are paid in London in connection with reinforced concrete work :—

Labourers 7*d.* per hour (a few at 7½*d.*) ; gangers—one to about thirty labourers—9*d.* to 10*d.* per hour; smiths, 10*d.* ; carpenters erecting casings and centring, 10½*d.* ; and foremen carpenters, 1*s.* to 1*s.* 3*d.* per hour.

Building contractors and their doughty foremen are

splendid organisers and controllers of labour; consequently the cost of erecting a building is reduced as nearly as possible to the minimum in the case of the lump-sum contract. I refer, of course, to a contract based on an estimated amount of the cost of all labour and materials, such amount having being tendered in a *bona fide* competition. On the other hand, the cost of erecting a building approaches the maximum when labour and materials are paid for as day work.

The following table has been prepared to show at a glance the advantages of the lump-sum contract, and the approximate percentage of the cost of labour:—

		Total Cost.	Cost of Labour shown in percentages of the Total Cost of the Building.
A.—Lump-sum Contract for the erection of an ordinary brick building with stone dressings. Estimate based on carefully prepared Bills of Quantities and tendered in competition ...	£9,500		
Extras ... ... £700 Omissions £200			
Net cost of Variations ...	£500		
		£10,000	(say) 40
B.—A similar building, measured in the course of erection, and valued on a Schedule of Competitive Prices. (There is usually more day work allowed in this form of Contract than in Form A) ...		£12,000	45 to 50
C.—A similar building, erected entirely as day work, all materials and labour being paid for in accordance with weekly vouchers. Labour rates and the prices of the principal items of materials embodied in the Contract ...		£15,000	55 to 60

It will be noticed that the percentage of the cost of labour increases with the introduction of day work.

Under Contract "A" the building owner receives the full benefit of the organising and energising abilities of the contractor.

In the case, however, of Contract "C," it is not to the contractor's immediate advantage to push forward the work with the utmost vigour unless he is anxious to remove his plant. As a matter of fact the longer the workmen are employed in day work, and the greater their number, the larger is the contractor's profit, seeing that he receives a premium varying from about 5 to 15 per cent. on all wages paid in that connection.

The table is, of course, theoretical, but I am convinced that the figures can be supported by general experience.

A salient point in connection with the lump-sum contract is that the contractor, in the absence of any special arrangement to the contrary, stands to gain or lose on the amount of his estimate, no matter what fluctuations may take place in the wages rates of the workmen. In equity, however—putting aside the question as to what should happen in the case of a decrease—it would appear that some allowance should be made to the contractor when he is compelled to make a rise in wages under the force of circumstances which could not be foreseen before the date of his tender.

This allowance would have to be arrived at by ascertaining in the first place the value of the measured work executed after the rise in wages takes effect, and then adding a percentage on the proportion of the cost of labour, differentiating between mechanics and labourers. Some idea of the process may be gathered from Laxton's *Price Book* (pages xxxvi.-xxxviii.) It should be observed, however, that Laxton appears to have overlooked the factor of the mechanic's labourer. For instance, in his example of plasterers receiving an

increase of $\frac{1}{2}d.$ per hour over a rate of $11d.$, the addition should be one-twenty-second of the proportion of the account attributed to plasterers' labour only, that is excluding materials, plant, and plasterers' labourers. In this matter every contract should of course be dealt with on its own merits, as the proportionate value of labour to materials and plant varies in each trade according to the nature of the materials and the architect's designs. The following proportions might apply to ordinary public buildings or first-class residences :—

Trade.	Approximate Proportion of the Cost of Materials and Plant.	Approximate Proportion of the Cost of Labour.	
		Mechanics.	Labourers.
	per cent.	per cent.	per cent.
Bricklayer	67	24	9
Mason	40	55	5
Slater	80	15	5
Carpenter	70	27	3
Joiner	37	62	1
Smith	80	15	5
Plumber	75	16	9
Plasterer	45	41	14
Glazier	85	15	—
Painter	40	56	4

In seeking information in connection with the above proportional values, I found that in Leaning's standard work on *Quantity Surveying* (page 467, fifth edition), the bricklayer's trade is divided into 75 per cent. for labour and 25 per cent. for plant and materials—evidently a clerical error ; one which in no way disturbs

my confidence in the book, and which can be adjusted by reversing the proportions. There may, however, be some surveyors present who consider that Leaning's proportions should remain as now printed, in order to meet the "slowing down" on the part of bricklayers; a subject which was discussed here in 1901, at the reading of the late Mr. Thomas Blashill's valuable Paper on the then "Condition of the Building Industry." I would recommend everyone who is interested in the cost of labour to read that Paper and the reports of the discussions which followed. I have done so myself, no doubt absorbing many ideas which I shall reproduce this evening with what an unfriendly critic might describe as "singular fidelity."

In reinforced concrete buildings the cost of labour is something between 50 and 60 per cent. of the total cost of the structural work as compared with an approximate 40 per cent. in the case of ordinary brick-and-stone buildings. There is very little difference between the cost of the finished reinforced concrete and that of brickwork, bulk for bulk; and the great saving effected by building in reinforced concrete is, of course, due to the extraordinary thinness which is permissible in walls, piers, &c.

A brief reference may perhaps be made here, for the benefit of prospective building owners, to certain recognised rules governing the cost of both labour and materials; rules which, if followed, will place the uninitiated in a fair way to obtain an estimate approximating to the minimum cost of any proposed new building and also enable him to have the works carried out for a sum within a reasonable margin of the estimated amount:—

1. Employ a properly qualified architect who, while

being a successful man, can yet give personal attention to his work.

2. Provide for compliance with the requirements of the Building Act or of the local authorities, and respect the legal rights of adjoining owners.

3. Specify, if possible, the use of local building materials, and thus save the cost of carriage and at the same time derive the utmost value from local labour.

4. See that bills of quantities are prepared by a properly qualified surveyor.

5. The building owner's exact and final requirements should be embodied in the architect's drawings and specification before they are handed to the quantity surveyor.

6. Obtain tenders from builders of sound financial standing and of good reputation.

7. The builder should be called upon under the terms of the contract to make good all damage caused to the building or to adjoining property; to insure against loss by fire and provide for all risks and responsibilities enforced by the various Acts of Parliament; and to pay such wages as are generally accepted as current in each trade for competent workmen.

8. Employ a clerk of the works whose integrity and other qualifications are undoubted, and pay him a salary worthy of his position of trust.

9. Avoid variations; they are expensive, and usually prevent the works being completed within the period specified in the contract.

With reference to the responsibilities enforced by the different Acts of Parliament, I understand that the National Insurance Act will in no way alter the law relating to accidents, and that, therefore, contractors will continue to insure against injuries to their workmen as before.

As to the responsibility for the payment of fair wages, I may refer here to a Circular which was issued to various Councils in September last by the Local Government Board, setting forth the clauses recommended for general use in Government contracts by the Fair Wages Advisory Committee. Quoting from the Circular: "It appears to the Board that the policy "adopted in the case of Government contracts should be "followed in the cases of all contracts for the execution "of works, or the supply of materials, which are entered "into by Local Authorities, or by or on behalf of any "committee wholly or in part appointed by a Local "Authority. Whilst they are aware that many Local "Authorities specify in their contracts conditions to be "observed by the contractor as to rates of wages and "other matters affecting persons employed by him, the "Board think that in every case the Authority should "give the matter careful consideration with the view to "the introduction in the contracts of clauses on the lines "of those inserted in Government contracts."

Of the clauses referred to, the following is the most important:—

> "The contractors shall in the execution of this contract observe and fulfil the obligations upon contractors specified in the Resolution passed by the House of Commons on the 10th March, 1909, viz.: 'The contractor shall . . . . pay rates of wages and observe hours of labour not less favour-

able than those commonly recognised by employers and trade societies (or in the absence of such recognised wages and hours those which in practice prevail amongst good employers) in the trade in the district where the work is carried out. Where there are no such wages and hours recognised or prevailing in the district, those recognised or prevailing in the nearest district in which the general industrial circumstances are similar shall be adopted. Further, the conditions of employment generally accepted in the district in the trade concerned shall be taken into account in considering how far the terms of the Fair Wages Clauses are being observed. The contractor shall be prohibited from transferring or assigning directly or indirectly to any person or persons whatever any portion of his contract without the written permission of the Department. Subletting, other than that which may be customary in the trade concerned, shall be prohibited. The contractor shall be responsible for the observance of the Fair Wages Clauses by the sub-contractor.' "

A schedule of labour rates should be attached to every form of contract, the rates named being those which must be actually paid by the contractor. In the case of a lump-sum contract the schedule of labour rates to be allowed to the contractor for labour in day work on extra works should contain a clause of the following description:—

"The above rates are those which are understood to be the standard rates of wages appertaining to the various trades in . . . . and to be actually paid to the men employed. An allowance of . . . . per

cent. will be made to the contractor upon the actual rates paid to the men, to cover profit, superintendence and the use of all tools, sharps, scaffolding, &c. In the event of any changes being made in the wages of the workmen during the continuance of the contract, corresponding changes will be made in these rates."

In many cases the rates can be verified by applying to the Master Builders' Federation or to the surveyor to the local authority of the district concerned.

I may here draw attention to the February number of *The Board of Trade Labour Gazette*, which contains an interesting article dealing with the minimum rates of wages required to be paid in contracts carried out for public bodies in Belgium. It appears that the minimum rates prescribed there for mechanics vary from $2\frac{1}{2}d.$ to $4\frac{1}{2}d.$ per hour—modest amounts which no doubt ensure a living wage under local conditions.

The following Comparative Statement (taken from *London Statistics*, vol. xxi., issued by the London County Council) shows the Weekly Wages and Hours of Labour in certain Trades in London, Paris, Berlin, and Brussels:—

Trade.	London (1906).		Paris (1905).		Berlin (1905).		Brussels (1908).	
	Wages per week.	Hours per week.	Wages per week.	Hours per week.	Wages per week.	Hours per week.	Wages per week.	Hours per week.
Bricklayers	43/9	50	38/5	60	39/1	53½	23/9—27/7	66—69
Carpenters	43/9	50	43/2	60	39/1	53½	25/4—28/8	66—69
Joiners	43/9	50	38/5	60	31/11	52	23/9—29/0	66—69
Plumbers	45/10	50	38/5	54	32/1	53½	23/9—27/7	66—69
Painters	35/5—37/6	50	33/5	60	26/9—29/5	53½	21/1—24/10	66—69
Labourers (Bricklayers')...	29/2	50	24/0	60	25/8	53½	18/6—19/4	66—69
Turners	39/0	48—54	33/7	60	37/3—38/10	57—60	21/11—26/9	56—60
Fitters	39/0	48—54	33/7	60	30/0—33/0	57—60	20/4—23/7	56—60
Smiths	39/0—48/0	48—54	33/7—40/10	60	30/0—31/2	57—60	22/5—26/6	56—60

The figures speak for themselves, and it is evident that the London mechanics occupy a very favourable position.

There is little that is new in the modern system by which the payment of fair wages is encouraged by the State. As you are aware, wages were at one time regulated in England by Acts of Parliament, and, according to Froude, with excellent results. It is recorded in his *Reign of Henry VIII.* that the working-classes of this country were "in a condition more than "prosperous." The wages at that time were fixed "at "a maximum," but it appears that this point of the law was not rigidly enforced, and at a later date a sliding scale was introduced. Froude refers to it as follows :—

"On the one side Parliament interfered to protect "employers against their labourers; but it was equally "determined that employers should not be allowed to "abuse their opportunities; and this directly appears "from the 4th of the 5th of Elizabeth, by which, on "the most trifling appearance of a depreciation in the "currency, it was declared that the labouring man "could no longer live on the wages assigned to him by "the Act of Henry, and a sliding scale was instituted "by which for the future wages should be adjusted to "the price of food."

I must now deal with my subject so far as it relates to the maintenance of buildings.

Whatever may be the defects which are discovered in the form of contract under which a building is erected, the costs and penalties of such defects are confined as a rule to that particular building; but in contracts for works connected with the maintenance and repairs of the numerous buildings under the control of Government Departments, County Councils, and other public bodies, the matter becomes more serious on account of the recurrent nature of the work and the

consequent necessity of meeting with equal recurrence during the period which each contract is in force, the costs resulting from errors in the agreed terms or prices.

In the first place it is most essential that the schedule under which the work is executed and paid for should be sufficiently comprehensive to allow for the admeasurement of all frequently recurring items of repairs in each trade. A good example is the War Office Schedule, which was compiled under the supervision of a master of detail and tabulations, the late Mr. J. T. Hurst, the author of the *Surveyors' Handbook*, with which we are all familiar. I think it will be admitted that a staff of experts should be employed on the work of compiling a schedule of any importance, as no man can be master of the details of every trade, and the schedule should be at once a specification and price book. It should, of course, be amended from time to time, striking out obsolete items, bringing the prices up to date, and embodying any new items which may be reasonably suggested by the surveyors who measure up the work and check the prices in the accounts.

In a properly conducted maintenance contract the expenditure incurred over several years should show the cost of measured work and day work in something like the following proportions:—

Measured work, covering materials and all labour		65 per cent. of the total expenditure.
Day work (in jobbing repairs)	Labour, 25 per cent.	of the total expenditure.
	Materials, 10 per cent.	

Here, again, my mission is to point out that day work, although inevitable, should be restricted as much as possible, and in no instance should the cost be allowed to exceed 50 per cent. of the average annual expenditure. A case was recently brought to my notice in which various works of maintenance were carried out for a certain Department under a schedule at a cost of about £4,400, and of this total the day work charges did not amount to 5 per cent. No doubt this is an unusually low percentage, but it shows what may be done under proper management.

Surveyors and clerks of the works have to be very wide-awake if they wish to hold their own in a maintenance contract, for builders seize every opportunity to do what may be termed "good business"; and they are not to be blamed except when "good business" leads to "sharp practice," and "sharp practice" to actual dishonesty. Thus, in falling into the line of least resistance, it sometimes comes about that orders are given for work to be executed as day work instead of measured work. And there are many temptations to oblige the contractors in this way. In decorative work, for example, if the painters' work is done as measured work the clerk of the works has to be on the spot in order to see that the specified third coat of paint does not occupy the place of the second; but in day work while still supervising he need not put himself to much trouble, for the contractor's foreman and painters will be prepared to make a long job of it, and will put on as many coats as are specified, all labour and materials being paid for.

It is obvious that in measured work which is paid for at schedule prices covering the cost of all materials

and labour, the contractor's foreman, if he wants to show a profit, must hustle the workmen and contrive to finish the job at the least possible cost to his employer. The desire to do everything as day work can therefore be understood.

Day work calls for no measuring on the part of the surveyor and ensures peace and quietness for both sides, the employers and employed. The only drawback is the extra cost. Experience proves, however, that this extra cost is a serious item ; indeed, it may be taken as a well-attested fact that decorative works, repairs and alterations, connected with a maintenance contract, cost from 50 to 100 per cent. more if executed as day work instead of measured work.

I am told, however, that it is possible to get work executed as cheaply by day work as by measured work ; and I admit that it is possible, but only if the day work were performed by a picked group of conscientious men, properly supervised, and that the prices for "materials" were in correct proportion to the prices for "materials "and labour in fixing." The possibility is, however, somewhat remote, especially in connection with large contracts carried out for public bodies ; for it is well known that men do not work so strenuously for the latter as for private individuals. Can this state of things be due to the absence of persistent and zealous supervision on the part of the representatives of public bodies, or to a wayward sense of duty on the part of workmen ? Whatever be the cause there is surely a remedy. By means of efficient supervision much that is really marvellous has been accomplished, according to early history, by men who had the misfortune to be captives or slaves, unwilling workers possessing very

doubtful skill. And while the armed taskmasters of olden times would not be tolerated in these days, there is no reason why public bodies should not employ an adequate number of clerks of the works and foremen on the work of supervision, which, after all, is the secret of economy in all building operations so far as labour is concerned. It may be noted, too, that workmen do not as a rule object to supervision, provided that it is exercised by men who are reasonable and just in all their dealings and thoroughly competent to direct on all points connected with the work in progress. A healthy workman, with a sound mind in a sound body, finds no fault with anyone whose example and well-chosen words of authority persuade him to do an honest day's work, from which he gains some experience of the joy and pride of vigorous life and achievement. On the other hand, he has an unveiled contempt for a slack master, whose orders he will accept and carry out in the same spirit in which they are given—"like master, like man."

The proper examination of the contractor's accounts is highly necessary if the expenditure on works of maintenance carried out for public bodies is to be controlled and kept within the required limits. For instance, the examination of day work accounts should not be relegated to a man with no more professional experience than that of an office boy or pupil, but should be examined, in conjunction with the measured work accounts, by a surveyor of ripe experience and possessing the highest technical qualifications. Further, in all cases where works are carried out partly as "measured" and partly as "day work," the whole of the accounts should be checked, or at least carefully scrutinised by the surveyor who has been entrusted with

the "measuring up," and who has gained in the process of measuring a full knowledge of the work as actually executed.

Efficient examination will reduce expenditure, while inefficient examination, which is always quickly recognised by the contractors, will increase it.

For the benefit of some of the junior Members of the profession, I venture to name the following rules which should be borne in mind when examining day work accounts :—

1. *Watch the proportion of charges for labour and materials.* If the labour is widely out of proportion to the amount of materials supplied, there is need for investigation.
2. *When examining the weekly vouchers, note the names of the workmen and the total number of hours charged per day in respect of each man.* In this connection see that no more men are employed than the proper number required to do the work, foremen being apt to crowd workmen on to day work. In the absence of special arrangements, any claims in respect of contractor's foremen should be disallowed, except in cases where the foremen actually work as mechanics.
3. *See that the materials charged for are not in excess of what was required for the work.* For instance, in setting ranges requiring a supply of, say, 50 bricks, a surveyor would be quick to make an adjustment if 500 bricks were charged for in error. Again, in plumbers' work the quantity of solder charged for should bear a

reasonable proportion to the soldered joints, &c., found in the work.

4. *See that there are no items in the day work accounts which are also charged for in the measured work accounts.* In large contracts such items may often be found. They creep in, to put it generously, more by accident than design. Stone landings or sills, joists, floor-boarding, slate shelving, glass, and other items, which according to particular circumstances may be passed either in day work or measured work accounts, are sometimes claimed in both. "Labour in fixing," and "preparatory labours" in decorative work, may also be found to be charged for in duplicate. On one occasion, when examining accounts for decorative work, I found that the amount of labour charged for as day work under the heading of "repairing" and bringing forward at damaged places, &c." was, according to a liberal estimate, sufficient to do the whole of the preparatory and finishing work which was charged for in the "measured" account. In this case only a small quantity of day work should have been charged for in respect of repairs.

5. *See that ample descriptions of the work done by the different men employed in day work are given on the weekly vouchers.*

6. *Obtain separate vouchers and accounts in connection with all special works, in order that the cost may be compared with the estimated amounts.*

7. *In checking the prices of items which are not in the schedule do not be influenced by "sporting "charges."* For instance, if a 1*s.* per foot run or super is a reasonable or "pro rata" charge, do not pass 3*s.* per foot in the event of the contractor having charged 5*s.* To allow more than 1*s.* per foot in a case like this would display weakness and incompetence.

Although in following such rules as the foregoing the total amount of any particular batch of accounts may not be reduced to any large extent the moral force of the surveyor's queries and investigations would be very far-reaching and of inestimable value to his employers.

Bearing an important connection with the cost of labour, it should be noted that under clauses already referred to in the case of the erection of a new building, the maintenance contractor should take all risks and responsibilities in regard to damage to property or injuries to workmen in connection with "measured" or "day work"; and also undertake to pay "such wages "as are generally accepted as current in each trade for "competent workmen."

The actual labour rates paid should be shown on all day-work vouchers on which, as before described, a percentage should be allowed to the contractor, covering profit, superintendence, and the use of all tools, sharps, scaffolding, plant, &c. This system is preferable to that in which the rates shown on the vouchers and bills are inclusive of profit, and furnish no direct evidence as to the amounts actually paid to the different workmen.

In addition to the wages rates shown on the table printed in the Appendix, the following are the current

rates which are paid to some other classes of workmen employed in connection with the maintenance of buildings in London:—

	Rate per hour actually paid to the Workmen, so far as can be ascertained.
Paviours	8½*d.* to 10*d.*
Rammermen	8*d.*
Engineers or Fitters attending to Heating, Ventilating and Cooking Apparatus, and to Fire-extinguishing Appliances	8½*d.* to 10½*d.*
Assistants do. do. ...	6*d.* to 7*d.*
Stokers	7*d.* to 9*d.*
Engineers attending to Lifts	8½d. to 10½*d.*
Assistants do. do.	6*d.* to 7½*d.*
Electricians attending to Electric Bells, &c. ...	9½*d.*
Electric Fitters and Wiremen	9*d.* to 9½*d.*
Wiremen's Labourers	7*d.* to 7½*d.*

The complex functions of the engineering trades are beyond the scope of this Paper, and I can merely express the opinion that money is well spent in the payment of good wages in order to secure thoroughly reliable men in connection with the heating and lighting of any large blocks of buildings. The duties call for the exercise of much special skill and zeal. A really good stoker for example will economise in fuel and yet obtain the required heating power from his furnace. Details as to working hours, overtime, out-door allowances, &c., will be found in the "Bye-laws and Regulations" of the Amalgamated Society of Engineers, 110, Peckham

Road, S.E., and the "National Agreement as to Working "Rules and Conditions," issued by the National Association of Master Heating and Domestic Engineers, 12, Great James Street, Bedford Row, W.C. Particulars as to the working rules, &c., of the electrical trades may be obtained from the head office of the Electrical Trades Union, 26, Cannon Street, Manchester, and from the Electrical Contractors' Association, 20, Bucklersbury, E.C.

The cost of labour in connection with maintenance frequently becomes abnormal owing to want of forethought and a "penny wise, pound foolish" policy adopted in the construction of buildings. This is especially noticeable in regard to dwelling-houses which are built "to be let or sold" (the latter preferred), and no doubt a great amount of avoidable expenditure is incurred annually, seeing that the great bulk of the work done by builders in this country is comprised in the erection of dwellings. It may be safely assumed that in buildings of the class mentioned the materials and mode of construction are not in the first place such as will tend to minimise the cost of maintenance.

Indeed, the old question is still raised from time to time as to where the local authorities are while some of these buildings are being erected—these "blots on the "landscape" which will no doubt be removed in the course of time, while the pernicious influence of the jerry-builders on the workmen who did their bidding in deceits and contraventions will extend beyond human arrest. I myself have seen suburban houses "run up" by gangs of nondescripts in defiance of "Rivington" and all academical rules of building construction, the bricks being put together in a manner which would have severely shocked an old-fashioned bricklayer, one accustomed to set every brick with that deft

trowel-action, blending of mortar, and precise carefulness which would do justice to a foundation stone.

The want of forethought to which I have referred is frequently apparent from foundations to roof, and nearly always in the treatment and placing of water pipes and cisterns.

It has been stated in an article in an evening paper of February last, when the plumbers were greatly in demand, that "it is only in England that the young "tendrils of lead piping twine in peril of the first "frost." Poetical, but doubtless true!

Cisterns, too, (the indispensable vitals of a building) are frequently exposed to frost and fixed in queer spaces under the roof, where they are inaccessible to any tenant who is not an accomplished gymnast or contortionist. The following case, which occurred within my own experience, is a sample result of such arrangements. I was the tenant. The cistern in the roof had the usual ball valve with all the chronic ailments of its kind. To make matters worse there was no stop valve on the rising main—an item which should be compulsory in every house. Consequently I had to call in a plumber to put the ball valve in order, and in due course he came accompanied by his mate, or rather accomplice. Now, to gain access to the ball valve the plumber had to crawl on the naked ceiling joists, under the slope of the roof near the eaves, and finding the overflow pipe from the cistern in his way he promptly laid it flat, at the same time drawing in the part which went through the outer wall. It may seem incredible, but it is the fact that those men went away without replacing the overflow pipe; and, of course, later on in the dead of night the ball valve had another relapse, and, aided by the

misdirected overflow pipe, caused a serious amount of damage.

Then, again, leading to the roof space there is the trap-door, which is frequently of mean dimensions, and when a new cistern is required it is found impossible to put one of sufficient size through the opening, rendering it necessary to cut away ceiling-joists and lath-and-plaster work, and afterwards make good at considerable cost.

I know of one instance in which a surveyor became jammed in a small trap-door opening while endeavouring to take some measurements; although it is true that his body was particularly well nourished. The story goes that it required the services of two men and an apprentice to release him from his painful and ridiculous position.

Want of forethought is commonly shown in suburban districts, by landlords and tenants alike, in the planting of innocent-looking trees close to walls and over the run of drains, or by allowing ivy and other creepers to grow up the walls of houses as far as the eaves-gutters, and even among the slates or tiles on the roofs. I need not refer to the results.

Landlords, however, are not all deficient in forethought. Many years ago I met one who had certainly exercised the faculty for the benefit of his tenants. I was negotiating with the object of renting a small house in the country, and while on the spot I raised a question as to the cost of emptying the cesspool—one of those abominations which are still to be found in this twentieth century—and the landlord informed me, in a sort of stage whisper, that the cost would be merely a trifling sum, as he had run "an overflow drain from the cess-"pool to the ditch on the other side of the hedge."

Mr. Rogers, in his recent Paper on "An Evening in

"the Institution Library," wondered what sort of man was the author of a book called "Talks on Manures." Well, I think he must have been something like this landlord of mine, who at any rate could have written a companion volume entitled "Confidential Chats on "Sewage Disposal."

In no way is the cost of labour affected so much as by the efficiency or inefficiency of the workmen. While there are plenty of efficient men to meet all ordinary requirements, it seems to be the fact that the percentage of inefficient men in the labour market is steadily increasing. This is no doubt largely due to the gradual collapse of the old-fashioned system of apprenticeship, and to the ease with which men can get enrolled as craftsmen in some of the trade unions.

On the whole workmen do not take the interest in their work that they used to do. This is especially noticeable in large centres where trade union rates of wages are paid, and where the workmen receive no sympathetic recognition from a master builder, but are in the hands of a foreman, and liable to be dismissed at very short notice. And although the efficient and industrious hands should certainly be paid more than their inferiors, the bare minimum rate is, with too few exceptions, meted out to the good, bad, or indifferent. It is not always borne in mind that trade union rates of wages are only "minimum" rates; no objections are made to the payment of higher rates. When workmen display skill in craftsmanship and give proof of possessing trustworthy qualities—and England can still boast of many such men—it is important that they should be paid something more than the wages which are paid to men of a lower standard, if only to arouse a spirit of emulation.

It is far from my intention to find fault with trade unions, for they fulfil many good functions, one of which is the propagation—unconsciously, perhaps—of an uplifting sense of brotherhood among working men, a brotherhood which demands, in effect, that the strong shall help the weak. I think, however, that the unions should impose more rigorous tests on all candidates for membership, seeing that unskilful craftsmanship must surely increase the cost of building and affect the ultimate prosperity of the industry.

The London County Council has for many years been taking an important part in promoting the efficiency of workmen. Classes in connection with the engineering and building trades are held in several institutions in London, and schools of building have been established in Brixton and Dalston Lane which promise to be of great benefit to young men, as they can there receive practical teaching under somewhat similar conditions to those met with on buildings or in builders' shops.

I have seen it stated, however, that a large percentage of the students who attend these classes do not eventually enter the building trades but become clerks. If the statement be true, all one can say is that these clerks will be none the worse for possessing some technical knowledge, if it be only of tools and the method of using them. Indeed, I am of opinion that every young man who hopes to become a householder should study the art of building construction, for we all know what happens in nine cases out of ten, when the inexperienced amateur mechanic gets to work. There are some journalists who have actually gone so far as to discover humour in the fact that when a city clerk in his suburban villa attempts to limewhiten a scullery, paper a bedroom, or put a new india-rubber washer in

a hot-water tap, the result almost invariably is a *contretemps*, bristling with elements of danger to the structure as well as to life and limb.

The following extract from an article which appeared in *The Daily News* of the 30th June, 1908, is worthy of notice :—

"The old system of apprenticeship, by which the lad "worked under the eye of his master, is impossible in "the crowded and busy factories of to-day, and the "substitute has not been easy to find. A purely theo- "retical training in technical school or workshop proved "useless in practice; while, on the other hand, to leave "the boy simply to pick up his trade as he best might "from friendly mates was equally unsatisfactory. An "acquaintance with the actual conditions of industry is "imperative; but equally imperative is it that the "learner should receive some systematic training in "the general principles that govern his trade. The "solution is co-operation between the education com- "mittees and the employers."

According to the same article the desired object is the formation of "a complete system of trade schools, "into which lads will be drafted without that inter- "regnum between school and definite work, which now "so often proves disastrous to character."

It is generally recognised that "contentment, health, "and happiness all form part of the workman's "efficiency." His comfort and prosperity are being considered on every side by such means as improvements in housing, cheap and rapid travelling, labour exchanges, free libraries, and, according to the eighth annual report of The Workers' Educational Association, an educational ladder is being formed by which he may be raised, step by step, until he is able "to take advantage of the

" facilities which are and which may be provided by " the Universities."

Further, considerations for the health and vigour of workmen are shown by the abolition of work before breakfast during the winter period, and by certain restrictions as to overtime and piecework.

Overtime is well known to be detrimental to the health and energy of workmen, and whether in connection with measured or day work should only be countenanced in cases of most exceptional urgency. It is an expensive form of labour on account of the difficulty and extra cost involved in supervision, and by reason of the fact that the workmen's wages rates are increased from 25 to 100 per cent., according to a scale, in respect of the hours worked after the ordinary leaving-off time. Where the work has to be continued day and night the trade unions prefer that night gangs should be employed. This arrangement is a great improvement on the overtime system, although it does not dispose of the difficulties as to supervision. It should be noted that mechanics and labourers employed in night gangs receive 1*d.* per hour and painters 2*d.* per hour in addition to the ordinary rates of wages.

With reference to piecework it is generally found that when men are engaged on such work they can earn more than they would receive for labour paid for at the trade union or current rates of the district; and as a rule good and expeditious work is done, the men having reason to be satisfied with the payment they receive for it. Piecework, however, is injurious to the health of workmen. The illustrious Adam Smith strongly objected to it so far back as the year 1776. " Workmen," he wrote, in his *Wealth of Nations*, " when " they are liberally paid by the piece are apt to over-

"work themselves, and to ruin their health and con-
"stitution in a few years. A carpenter in London, and
"in some other places, is not supposed to last in his
"utmost vigour above eight years. . . . Great labour,
"either of mind or body, continued for several days
"together, is in most men naturally followed by a great
"desire of relaxation," sometimes leading to "dissipation
"and diversion." "If masters would always listen to
"the dictates of reason and humanity, they have
"frequently occasion rather to moderate than to animate
"the application of many of their workmen. It will be
"found that the man who works so moderately as to be
"able to work constantly, not only preserves his health
"the longest, but, in the course of the year, executes the
"greatest quantity of work."

It is evident, therefore, that although the conditions in which labour is performed have altered for the better since the eighteenth century, piecework in the best interests of workmen should not be encouraged.

Much has been done for the benefit of working men, but there is yet much to do, especially in large centres. Here, according to good authorities, are numbers of men who have come away from villages where in most cases they were the objects of kindly interest on the part of the master builder, the squire, or the parson. The pulpit should, therefore, see to it that such men, while they are still in the impressionable stage, are not left to the baneful influence of ill-advised agitators and other labour misleaders. The greatest leader of all time, the Carpenter of Nazareth, invested labour with a nobility and dignity which should cause all thoughtful men, of whatever creed or nationality, to take a part according to opportunity in advancing the welfare of working men. And it should be remembered that the devoted

allegiance, or better still the friendship of an honest, open-hearted workman is well worth gaining.

> " What though on hamely fare we dine,
> Wear hodden gray, and a' that;
> Gie fools their silks, and knaves their wine,
> A man's a man for a' that!
> For a' that, and a' that,
> Their tinsel show, and a' that;
> The honest man, though e'er sae poor,
> Is king of men for a' that! "

There is undoubtedly much to be admired, and perhaps envied, in working men—their faithful comradeship; the skill of the artificer; the wonderful strength and endurance of the labourer. Many good qualities can indeed be found in all workmen. It is for employers to discover these good qualities and to foster them by all possible means; demanding in return the efficient and loyal service which should be the outcome of closer intimacy and a better understanding of the mutual interests of employers and employed. The genuine British workman has not been unreasonable in the past, and we may therefore feel confident that with fair treatment he will always take a willing and supremely important part in maintaining the prosperity of the building industry.

APPENDIX.

Table of Wages Rates per Hour, Current in various Places in the United Kingdom.

The rates shown on this Table are, so far as can be ascertained, those which are actually paid to the different workmen.

[*April, 1912.*

Locality.	Excavator.	Bricklayer.	Mason.	Slater.	Carpenter and Joiner.	Plasterer.	Plumber.	Smith.	Gasfitter.	Painter.	Glazier.	Paperhanger.	Labourer (General).
Scotland—	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*
Aberdeen ...	5½	8½	8	8	8	8	8½	8	8½	8	8	8	5½
Dundee ...	5½	9½	9	8½	9	9	10	8	8-9	9	8	9	5½
St. Andrew's	5½	9	8	7	7½	8	7½	7½	7½	7½	7½	7½	5½
Stirling ...	6	9	8½	8	8	9	8	7	8	8	8	8	6-6½
Edinburgh ...	5½	9½	8½	9	9	9	9	8	7½	9	8	8½	5-6½
Glasgow ...	5½	9½	9	9	9½	9	9½	7½-8½	9	9½	8½	9	5-6
England and Wales—													
Newcastle-on-Tyne	6¼	9½	9½	9½	9½	9½	9¾	8½	8½	9	8½	8½	6¼
Darlington ...	6	9	9	9½	8½	9	8	8	8	7½	8	7½	6
Barrow-in-Furness	6	9	9	9	8¾	9	8¼	8	8¼	8¼	8¼	8¼	6-6½
Douglas (I. of M.)	5½	9½	7	7	6½	7½	7	6½	7	6	6	6	4½
York	6	9	9	8	8½	9	8	8	8½	8	8	7½	6-6½

Blackpool ...	7	9½	9¾	9	9	10	8½	11	9	8½	8½	8½	6
Burnley ...	6	9½	9	8½	8¾	8	9	9	9	8½	9	8½	6-6½
Leeds ...	6½	9½	9½	9	9	9½	9	9	9	8	9	8	6½
Accrington ...	7	9½	9	7½	9	9	8½	10	8½	9½	9½	9½	6
Blackburn ...	7	10	9½	9	9¼	9	9	9	9	8½	9	8½	6½
Huddersfield	6	9	9	9	8½	8½	7½	8	7½	8	7½	7½	6
Rochdale ...	6½	10	9½	8¼	9¼	9	9	9	9	8½	9	8½	6-6½
Barnsley ...	6½	9	9	8½	8½	9	8½	8	8½	8	8½	8	6½
Manchester	5½	9¾	10	9½	10	9½	9¾	8½	9½	8¾	8½	8¾	5-6
Wigan ...	6¾	10	9½	9	9	9	9	10	9	9	9	8½	6¾
Liverpool ...	5½	9¾	10	9½	10	9½	9¾	8½	10	8¾	8½	8¾	5-6
Holyhead ...	5½	7	6	7	7	6	6½	6	6½	6	6	6	4
Buxton ...	7	9	9	8	8¼	9	8½	8	8½	8	8½	8	6
St. Asaph ...	5	7½	8	7	7	7	8	8	8	6½	6½	6½	5
Bangor ...	5	7	7	7¼	6¾	7¼	7¼	6½	7¼	6½	6½	6½	4½
Chester ...	5	9	9	9	8½	9	8½-8¾	8½	8½-8¾	7½	8½-8¾	7½	5-5¾
Hanley ...	6	8¾	8½	8¾	8½	10	8	7½	8	7½	7½	7½	6
Nottingham ...	7	9½	9½	9	9½	10	9	9	9	8½	9	8½	6½
Derby ...	6	9	9	9	8½	9	8½	8	8½	7½	8½	7½	5½
Cromer ...	5	7	8½	7	7	10½	8	7½	8	7	7	7½	5
Leicester ...	6½	9	10	9	9½	10	9	8	9	8½	8½	8½	6½
Gt. Yarmouth	4½	7½	7½	7½	7½	7½	7½	7	7	6	6	6	4½
Dudley ...	5	8¼	8½	8½	8¼	8½	8½	8	8½	7	7	7	5
Birmingham	6	10	10	9	10	10	9½	9	8½	8½	8½	8½	7
Ely	3½	6	7	6	5½	6	6	7	6½	5	5	6	3½
Rugby ...	5	8	8½	8	8	9	8	8	8	7	7	7	5-5½
Huntingdon ...	4	6	7	6	6	7	7½	7½	7	5	5	5	3½
Northampton	5½	8½	8½	8½	8½	8½	8½	8½	8½	8	8	8	5½
Worcester ...	5½	8½	8½	8½	8½	8½	8½	7½	6¾	7	7	7	5½
Cambridge ...	5¼	8	8½	8½	8	8½	8½	8	8	6½	6½	6½	5
Bedford ...	5	7½	7½	7½	7½	7½	8½	7½	7½	7	7	7	5
Colchester ...	5	8	8	8	9	9	9	8	8	6	6	6	5

Z

TABLE OF WAGES RATES PER HOUR, &c.—*(continued).*

Locality.	Excavator.	Bricklayer.	Mason.	Slater.	Carpenter and Joiner.	Plasterer.	Plumber.	Smith.	Gasfitter.	Painter.	Glazier.	Paperhanger.	Labourer (General).
	d.	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*
Gloucester ...	5	8	7½	7½	8	7½	8	8	8	7½	7½	7½	5
Carmarthen ...	5	8	7½	8	7½	8	7½	7½	7½	7	7	7	5
Aylesbury ...	4½	7½	9	7½	7½	9	9	8	8	7	7	7	4
Chelmsford ...	5	7½	9	7½	7½	10	8½	9	9	6½	7	7	5
Merthyr-Tydfil	6	8½	8½	8½	8½	8½	8	7½	8	7½	7½	7½	5½
Oxford ...	6	8	8½	8	8	8	8½	8	8½	7	7	7	5½
St. Albans ...	6	8½	8½	8½	8½	10	8½	9	8½	7½	7½	8	5½
Dorchester ...	5	6½	6½	6½	6½	6½	7	7	7	6½	6½	6½	5
Swansea ...	6½	9	9	9	9	8¾	9	8½	9	8½	8½	8½	6
Newport(Mon.)	6¼	8½	8½	8½	8½	8½	8½	8½	8½	8	8	8½	5½
London ...	7	10½	10½*	10	10½	11	11	10	9	8½	8½	8½	7
Bristol ...	6½	9	9	9	9	9	9	9	9	8½	8½	8½	6
Cardiff ...	6	9	9	9	9	9	9	9	9	8	8	8	5½
Esher... ...	6½	9	8½	8½	9	9	10	8½	9	8	8	8	6½
Barry Dock ...	6	9	9	9	9	9	9	8	9	8	8	8	6
Basingstoke ...	5	8	8	8	7½	8	9	9	9	7	7	7½	4½
Salisbury ...	5	6½	6½	6½	6½	7	7	6	7	6	6	6	4
Dover ...	5½	8	9	9	8	9	8½	7½	8½	6½	6½	7	5
Brighton ...	6	8	8½	8	8	8	9	8	7½	7	7	7	5½
Portsmouth ...	6	8½	8½	8½	8	8½	7½	7½	7½	7	7	7	6
Eastbourne ...	6	8	9	10	8	9	8	11	8	7	7	8	5½

Exeter ...	5	8	8	7½	7½	7½	8	8	8	6½	6½	6½	5
Bournemouth	5½	8	8	8	8	8	9	9	8	7½	8	8	5½
Ryde (I. W.)	5	6	6½	6½	6½	7	7¼	7	8	6½	6½	6½	5
Weymouth ...	4½	7	7	6	6½	6	7	6	6	6	5½	6	4½
Torquay ...	5	7	7	7½	7½	7½	7½	7½	7½	7	7	7	4½
Falmouth ...	5	6	6	6	6	6	6	6	6	6	6	6	5
† Ireland—													
Londonderry	4	7	7	7	7	7	8	8	8	7	7	7	3
Belfast ...	4	8½	8½	8½	8½	8½	8½	8	8½	8	8	8	4
Sligo	3¼	8-8½	8-8½	8	8	8	8½	8-½	8	7½-8	7½-8	7½-8	3¼
Dundalk ...	—	7	7	6½	6¼	6¼	6¼	—	6¼	6¼	6¼	6¼	—
Mullingar ...	3½	6	6	6	6	6	7	4½	8	5	5	5	3-4½
Dublin ...	4¼	8½	8½	8	8	8	8½	8	7¾	8	7	8½	4¼
Limerick ...	3¼	7	7	6¾	7	6¾	7½	6¾	7½	7½	6¾	7½	3¼
Waterford ...	3	6	6	6	6	6	6¾	7¼	6	6	5¾	6	3
Cork	4	8	8	7¾	7¾	7¾	8	8⅜	8	8	8	8	4

* Mason "Fixer" receives 11¼*d.*

† Workmen in Ireland are in many cases paid at weekly rates of wages. The approximate rates per hour are shown here for purposes of comparison.

DISCUSSION.

Sir HENRY TANNER (Fellow) said it gave him great pleasure to propose a vote of thanks to Mr. Kearns for his interesting Paper, more especially because he was a member of his own department which was not usually noted for any literary enterprise, except that prepared for home consumption.

The remarks he wished to make would be from the point of view of the architect, as with regard to maintenance he could not speak very definitely from that of the surveyor. As to the cost of wages he supposed the builder had a better opportunity than any surveyor of finding out the cost of any work, the surveyor having to get his information from textbooks, experience, theory, &c.; but even builders were not agreed upon the matter, because one never got two prices which were the same for the same thing, even in the same place. Therefore it did not seem to him that they made so much use of their opportunities as they might have been expected to do. As to the cost of labour in general it did not seem to him that it at all indicated what the total cost was going to be, because if they went down to the south, Dorchester or Falmouth for instance, where wages were low, approximately they did not get work done cheaper than elsewhere, although longer hours were worked.

So far as London was concerned, and most of the big towns, the flat rate was the regular thing, and if a flat rate were fixed, although it might be supposed to be the minimum, yet one could not expect that it would be otherwise than the maximum, simply because the inefficient workmen and the old man who had been a good man in his day, but was partly worn out, had to be

paid the same money as the best man, and it therefore became a question of average. Although the best workmen seldom got any higher pay, except that they were occasionally given a penny an hour extra when acting as foremen, or something of that sort, yet they got their reward, because in periods of slackness they were kept on when the others were discharged.

Overtime was certainly to be avoided as far as possible; it never paid to use it, only one could not always help oneself; it was often impossible to do all work in what might be called office time, and they had therefore to resort to overtime; but if it could be managed the best way was to have a night gang, as by that means they practically got the same work done by paying only a penny an hour per workman extra.

In his opinion the lump-sum contract was the only one to adopt in contracts of any size, as it was the only one they had any definite information about. If the contract was a measured one it was sure to be valued on higher prices than any builder would tender, and as for the day-work contract it was a pure lottery, so that the lump-sum contract was, without doubt, the best. Even as regards that, they had all the chances of sporting claims which really ought not to have any foundation in fact, but were still brought against the building owner, and had to be fought—they might be bigger than the contract itself. Of course to a private employer that was a considerable disadvantage. He did not imagine anybody would think of carrying out large works by day work unless they wanted to spend so much a year, to do the work at their leisure, and to alter at their pleasure—some people liked that.

In all new buildings the great question was to avoid maintenance afterwards, and that could only be done by

having the work well done in the first instance. It would save a heap of money in the long run, because it cost about twice as much to do maintenance work as it did to do new, therefore the less of it they had to do the better.

Mr. Kearns thought that if wages were raised during the continuance of a contract the contractor ought to be paid extra. He did not agree with that at all as it seemed to him to open the door to an enormous uncertainty, and the contractor should take the risk of lower or higher rates to start with. He did think however that for day work or measured work in a maintenance contract then those things ought to be taken into account, but not for a lump-sum contract at all.

Then as to the rules which Mr. Kearns laid down on page 360, of course they were very desirable, and if they could get employers to do everything that was there suggested he thought they would be doing very well, but it was hardly likely. Take, for instance, No. 5; he thought it was extremely doubtful if any architect could get a building owner to state his exact and final requirements to be embodied in the specification and drawings before he started; of course from the building owner's point of view it was the right thing and he ought to do it, but he never did. Then to "obtain "tenders from builders of sound financial standing and "good reputation" was a very excellent thing to do, but architects in Government departments never had the option, they were not allowed to invite tenders in that way; the tenders came from Tom, Dick, and Harry, all over the country, and unless there was something definite against the man's character, the lowest tender had to be accepted; while if anything were said against his character, off he went to his Member of Parliament,

or perhaps came to the office and complained that they were taking away his reputation and ruining him. The next one was No. 9, "avoid variations"; most excellent advice, but, as far as his knowledge went, impracticable. Sometimes they were asked practically to remodel a thing before they were half-way through it.

Mr. Kearns gave a statement of foreign wages. So far as his experience of foreign work went, except in China and Japan, he did not think it was cheaper anywhere. For instance, if they went to Africa they found that it required many natives to do one man's work. So far as China and Japan were concerned he thought work could be done there for about one-half to two-thirds what it cost in England, but in European towns and cities he considered that, although the price of labour varied, the cost of the work remained about the same.

Then Mr. Kearns made mention of one place where maintenance work was done to the extent of 95 per cent. by measure, leaving only 5 per cent. for day work. That seemed to him to be a most remarkable statement, and he could not make out how it was that so much should be done measured work. There was another difficulty about measured work on maintenance contracts, that they could not do the work continuously, they had to break off and it had to be done out of office hours, and that led to the employment of a lot of day labour which might otherwise be avoided, because they must find something for the men to do in the middle of the day; at least, that was a difficulty he found.

Of course experts should deal with the accounts, it was quite impossible for anyone else to prepare them, and they wanted to be up to all possible dodges. Mr. Kearns had told them of several, and

probably he could have told them a lot more from his experience. They were open to all sorts of abuse and double dealing, or double accounting at all events.

Mr. Kearns referred to the London County Council schools. They were extremely good things. He went over one the other day, and thought they taught the boys in a very excellent manner, but while they did get a better education in their trade in those places he was very doubtful whether they did what was wanted, that was, increased the number of efficient workmen. He thought directly lads went into those schools they developed ideas in advance of being workmen, and they attempted, quite rightly, to get into some higher position. The only way to keep them as workmen, at any rate for some time, was to apprentice them and teach them in that way.

He had great pleasure in proposing a vote of thanks to Mr. Kearns for his Paper.

Sir ROBERT THOMPSON (Member of Council) said it gave him much pleasure to second the vote of thanks to Mr. Kearns for his excellent Paper. Mr. Kearns was an old colleague of his at the Office of Works, where they worked together for a good many years, and he was well acquainted with measurements and schedules. It was very pleasant to turn to other branches of surveying, and after they had had so many Papers on land valuation and agriculture, it was refreshing to have a Paper on building and quantities.

He thought it very necessary in all cases of measured work that they should have a good schedule of prices as it facilitated work. Some years ago they had a schedule prepared very hurriedly for the Office of Works, with the result that for three years—their contracts were

generally for three years—he was in trouble with arbitration after arbitration, the schedule not being clear on various points.

Many present would be sorry to hear of the death of Mr. Hurst. When preparing his Paper in February last, Mr. Kearns had been in correspondence with Mr. Hurst, but he had recently received a letter from the widow saying that her husband had died a few days after last writing to Mr. Kearns. He had known Mr. Hurst very well, and his handbook was still a standard authority.

A remedy for a good deal of the bad work would be to go back to the old system of apprenticeship. When he was a boy they used to hear a good deal in the country about apprenticeship; boys were taken on at fourteen and went on to twenty or twenty-one, and served their time and became real good workmen. If some of the lads who were knocking about the country as caddies and newspaper boys were apprenticed to a trade they would have a great many better workmen than they had at present. Training schools were all right in their way, but it would be a good thing if the old-fashioned system of apprenticeship could be brought in again.

Mr. Kearns spoke of a certain man that he knew, of large dimensions, who got fixed in a trap-door. He knew that gentleman; he was at the Office of Works for a good many years, and the peculiarity about him was that he used to come to him and say, "Will "you give me a week's measuring? I have got too stout "again; if you will give me a week's measuring it will "bring me down a stone." He used to send him out for a week's measuring, and it had the desired effect. He was afraid when he got fixed in the trap-door it was the first day he was out.

Speaking of day work, of course, as Sir Henry Tanner had said, they could not get cheap day work. That reminded him of the South Eastern Railway. When they had to widen their line they were obliged to do all their work day work, because they had driven themselves into a corner by getting their property bit by bit, and the whole of their widening from Orpington to Charing Cross was done by day work, being paid for at a percentage on the cost, and it came to a good deal more than was expected. But there was no cause for surprise in that, as day work was always more expensive than contract work.

Then as regards the table of wages, they would have some trouble in getting a table of wages which would be uniform considering the difference of prices in the country. One great difference between London and the country was rent. The workman in London had to pay a large rent for his house, whereas in the country he got a cottage at a low rent, and a man was often better off with lower wages in the country than in London with higher wages. Men came to London to improve themselves; they thought London streets were paved with gold, but they often found their mistake and were greatly disappointed. He had very much pleasure in seconding the vote of thanks to Mr. Kearns for his excellent Paper.

Mr. H. Freyberg (Fellow) said he had been pleased with the very sympathetic note which the reader of the Paper struck in connection with the working man. It had always been an idea of his that if they wanted to get proper and lasting work it was absolutely necessary for the professional man to enlist the sympathies of those who were working under him. He had always

found that it had been possible to get better results for one's client when a builder had been employed who had a staff that one had had an opportunity of meeting three or four times before—they got to know one's ways —they got to know that one would not recognise anything but honest work—they put their shoulders to the wheel, and the result was satisfaction all round.

His experience of day work had been that where men that one had known and trusted, belonging to a builder who was both honest and capable, had been employed on day work, although the first results when the bills were sent in might appear to be expensive, yet when the character of the work and the very small expense of keeping that work in repair were taken into account, day work was really in the end found to be very much cheaper than most contract work where the builder had to drive in order to secure results financially satisfactory to himself.

He thoroughly agreed with the remarks that had fallen from the lecturer with regard to the speculative builder. It was often a complaint of his own to the working men generally that although they belonged to unions they countenanced the things that were going on every day in the miscalled building in the suburbs, and very frequently in London itself.

A few years ago he was called in to examine a stove in a really good part of Kensington; the house was built in the eighties, and his client who came from India said when he put the fire out the more he put it out the warmer the room became, and he did not understand that at all. He, the speaker, had to confess that although he had had some study and experience in such matters he was not able to see through a brick wall, nor could he even see through the very shoddy

stove that was fixed in the grate. They had the grate out, and they found the reason of the warmth of the room was that it and one in the adjoining house were set back to back ; and the speculating builder, no doubt with the very best intentions, had, with the view of economising space and trouble in sweeping, provided only one chimney for the two stoves.

That was an example that could be multiplied, he would not say *ad infinitum*, but he could give very many other somewhat similar instances. That was on a big estate, and the district surveyor and the surveyor to the estate also had jurisdiction, and as whenever he, the speaker, wanted to have any alteration carried out for a client of his on that estate they were very particular about hard wood being employed, and brickwork in cement, and so forth, and he wondered where the authorities were when those houses were being erected.

If he might be allowed to give a word of advice to some of the younger Members present he would say that if when they were superintending work they would take a kindly interest in the men and not treat them as absolute machines they would find themselves more than repaid by their willing extra service, which invariably made for efficiency in the long run. It was a saying of Wellington's that he owed his frequent escape from defeat to the fact that whenever he as general made a mistake his men pulled him out of it. And although he, the speaker, would not go so far as to say that the artisan could by any amount of zeal rectify actual errors on the part of the architect, yet the intelligent handicraftsman could often be of assistance in drawing timely attention to unforeseen difficulties, and thereby enabling the architect to adopt all necessary precautions before too great progress had been made.

Mr. Henry Lovegrove (Fellow) said he did not know that he had much to add to the discussion, the Paper in his opinion being very complete, but he would like to digress for a moment to say how sorry he was to note Mr. Currey's absence from the right of the Chairman that night, and he trusted they would soon see him at his post again.

The reader of the Paper had called attention to the cruelty of the contractors' labourers to their horses; he personally in his constant travelling about had often noticed not only the rough way in which those animals were treated in drawing up a slope or a deep excavation, but also that in many cases too much material was put in the carts, so that the horses were really very much overdone.

He was much interested in hearing Mr. Kearns's remarks about reinforced concrete, because although he himself had some experience of it he did not know very much about the cost. He should really have thought that although the proportion of labour would be excessive the total cost of large buildings would be somewhat less than that of ordinary brick and stone buildings, from the fact that they required less skilled labour in connection with their erection. He was certain, from his experience as district surveyor, that in an ordinary building of average size the steel-frame construction was quite as expensive and had many disadvantages as compared with a substantially constructed brick building.

Mr. Kearns's rules for prospective building owners were excellent if somewhat ideal. No. 2 specified compliance with the requirements of the Building Act or of the local authorities. That should of course be done; but it appeared to him that local authorities outside

London cared very little what happened. One was constantly seeing things which ought not to be allowed, frontage lines not observed and small details overlooked.

Item No. 4, providing that bills of quantities should be properly prepared, was very important, although it had been his lot to see some very extraordinary sets of bills. As probably some of them knew, he wrote for two and a half years on the subject in the columns of *The Building News*, trying to point out to young men the way in which they should go.

No doubt the building owners' exact requirements should be embodied in the architects' drawings, but one could not help remembering that the client did not always quite understand the drawings as well as an architect or a surveyor. He had heard of a case recently in which a well-meaning man was always altering something from week to week, and then he was rather surprised at the long bill of extras which came up at the end.

To obtain tenders from builders of sound financial standing was capital advice indeed, but he thought lately they had had some shocks in that direction. Recently in *The Gazette* there appeared the names of two well-known firms, and he had heard that day of another. He was afraid that those failures had been caused by the strict competition of the day. Many builders to get work were undertaking contracts at too low a figure—they priced out the very lowest possible price, and then took off a very large discount at the end of the summary. He was glad to note that the Insurance Act did not affect the builders' workmen's compensation for injuries—it seemed to affect almost everybody and everything else.

Mr. Kearns mentioned an amusing case in regard to painters' work. A clerk of the works the other day showed him a capital tabulated statement for a large series of buildings; it was so arranged that he would defy anybody to omit the proper coats on 10 yards of the work throughout all the buildings. It was a very good plan, of course, to specify distinctive tints, so that when they ordered four coats they might "be sure they "got them," as the advertisements said. In a contract for a large quantity of painting to be done for a local authority, he remembered the annoyed contractor some years ago showed him a paper in which the local surveyor had very properly prescribed that after the priming there should be three different tints of such a distinctive nature that it was impossible that there should be any sort of fiddling or getting them mixed up.

Mr. Kearns made a dig at their old friend the jerry-builder. With all his faults they could not do without him. He himself had proved that they could not get small houses built in a substantial manner to pay a fair remuneration; it was quite impossible. So the jerry-builder carried on his work and the places were built, but now they were called "garden cities" to the accompaniment of a big drum and a brass band. The garden cities were not always what they seemed, he must not mention names, but they should themselves go down to some of the estates and examine the buildings.

The instance of the trap-door was very amusing indeed. He always tried, by exercise and Turkish baths, to avoid those difficulties, but he once took the frame of a trap-door away.

He agreed with some of the speakers about the question of apprenticeship; the schools as provided were

excellent, but he could not help thinking, after a good long experience, that if boys were apprenticed to a trade and made to attend classes and lectures as a subsidiary thing, to give them a fuller grasp of the details of their business, they would have better workmen produced. It always grieved him on his way to the station, morning after morning, to see six or ten ragged youths going to be caddies on the links; it was bad for the boys; they got into the way of expecting tips, and almost became beggars, and there was a tradition that they sometimes heard some extraordinary language.

He would like to add his testimony of thanks to that of previous speakers to Mr. Kearns for his interesting Paper. It was not every day that before a body with the ramifications of The Surveyors' Institution they could get a Paper connected with building. A very large number of their Members were connected with land and property, and they therefore got a number of Papers connected with that branch of the profession; so it afforded those who were simply connected with building considerable satisfaction that a Paper such as that of Mr. Kearns's should be read at their Meeting.

Mr. F. R. Chappell (Fellow) said before making a few remarks on the Paper he would like to add a word or two by way of supplementing the thanks which had been uttered to Mr. Kearns for the very interesting Paper which he had read; he thought they might designate it a masterly exposition of the subject.

Previous speakers had supplanted him in one or two remarks he was about to make, but there were a few points which he could mention. No doubt it was an ideal for the prospective building owner to take an

intelligent interest in the works, drawings, and specifications. A competent architect would, no doubt, embody all the essentials for his client's protection in the conditions of contract, but still there was no harm, as an ideal, for the building owner to take an intelligent interest in the subject, and occasional supervision even with the best of architects was a great advantage.

Equally important was the question of quantities and their preparation by a surveyor of repute; the expense was well compensated for, and objection should always be raised, he thought, to an architect preparing the bills of quantities. That was a practice still prevailing to some extent, more especially in the provinces, and the result was generally a travesty of what such a document should be. A warning was given to avoid variations. As Sir Henry Tanner had pointed out, they were inevitable, and even if they were not he thought it would be a pity for the sake of the principle to sacrifice some improvement which might be suggested during the progress of the work. But all would agree that they caused a great deal of trouble, especially at the end of the contract, and questions and claims were often made with regard to the extent to which an architect should vary the drawings and specification. To meet that trouble he was shown a contract recently in which a clause was inserted limiting the net amount of extras over omissions by a percentage on the contract sum, but he did not think that met the case entirely; it would be more effectual if it were a percentage both on the extras and also on the omissions, but in any case it did not altogether meet that trouble.

With reference to an addition to a contract during its progress by reason of an increase in wages, great difficulty would be met with in making any provision in

the contract, and he thought still more in carrying it out. It was sometimes argued that it was one of the contractor's risks and that there was the same liability as to a rise in prices, but he did not think that was a cogent argument, because materials were liable to a fall, and he thought that was a very unlikely contingency as regards wages. Quantities were taken out with great elaboration to avoid speculative prices and amounts, and it seemed to him only right, if it could be done, that some provision should be made for an increase in the rate of wages.

He thought it might be practicable to some extent, when the quantities formed part of the contract, by means of percentages on the various trades, but objection might be raised to a percentage on time and materials to cover a percentage on labour only. That was certainly a cogent objection, but on the principle that half a loaf was better than none, it seemed to be the only practicable way of dealing with the matter. As regards maintenance contracts there was not so much difficulty, and he knew of one or two instances in which provision was made for dealing with increases of wages in that way.

In the maintenance of buildings there was, he thought, a general concensus of opinion against public bodies employing their own workmen for building works; it was most costly, far exceeding any anticipated saving that might be expected by way of escaping contractor's profit. It was contended sometimes that better work was executed, but that was open to doubt.

He differed from Mr. Kearns when he said that in a comparison between day work and measured work in a maintenance contract the day work should not exceed 35 per cent. of the whole. He was rather

inclined to think it should not exceed 20 to 25 per cent., and that could be effected by a carefully prepared schedule of prices. Anyone interested in the subject could not do better than purchase and carefully peruse a copy of the War Office Schedule, which provided for a large number of items dealing with repairs and works to existing buildings. They learned that night who was the author of that document, and that was a great point in its favour.

He heard recently of a corporate body spending some thousands of pounds a year in works of maintenance, the architects' department of which used to obtain estimates for all work great or small, competitive or non-competitive, according to the amount. The advantages of a maintenance contract over such a system were obvious. The complaint in that case was it very often caused delay; but with a maintenance contract the danger of that was done away with. In the first instance they got the advantage of competitive tendering when the contract was entered into, then the order was simply given for the work, it was executed, and the cost subsequently ascertained by measurement or otherwise. The measurement of such works as periodical painting could be used over and over again if measured in the first instance by competent men, and carefully recorded and indexed. In that connection cheap labour ought to be avoided. As Mr. Kearns had pointed out it was highly essential that only a competent man should deal with that class of work, but very often it was relegated to men possessing very little technical qualifications.

In dealing with the men what he might call the psychological aspect must not be forgotten; they were extremely conservative; he did not mean in a merely

political sense. An engineer to a large firm, one of the largest employers of labour in the kingdom, was telling him a short time back that the greatest amount of diplomacy and tact was essential in dealing with the men, they being very averse to any sudden change. The substitution of electrical power in lieu of steam for driving machinery had to be carried out piecemeal and very tentatively, otherwise there would have been a great objection to it, with disastrous consequences. On another occasion an attempt was made to extend the bonus system to a certain class of workers, as it had given satisfaction among other classes. That system was one in which a certain amount of time was allotted to a certain piece of work; time in which it could easily be completed, but with ordinary diligence and continuous labour a considerable saving would be effected. On that saving over the allotted time a proportion of the amount was paid to the worker at the ordinary rate per hour; usually it worked out at about 25 per cent. increase on the weekly wages. There was no question of speeding up; the time once allotted would be kept to, but the proposal was rejected; the men preferred to go on in the same old style with a lesser amount of wages.

As regards the professional *versus* the amateur workman, he did not think that the professional must have it all his own way. A carpenter some time ago repaired an external entrance door, and had occasion to take off and refix the chain fastening. In refixing the barrel slide of the article one of the screw holes had to be fixed in the panel of the door by reason of its position, and the carpenter used inch-and-a-half screws for all the holes, and left the work oblivious of the fact that three-quarters of an inch of screw was projecting through the

outer face of the panel. The amateur who fixed the article in the first instance took the precaution of keeping on the safe side by using a half-inch screw for the panel, consequently the outer face of the door was uninjured.

Reference had been made by Mr. Kearns to Froude, who stated that there was general prosperity in the time of Henry VIII. That differed from the statement by Alfred Milnes, M.A., in a work on economics, entitled *From Gild to Factory*. Speaking of the same period he stated that the prosperity of the fifteenth century was not long-lived. "In the latter part of the fifteenth "century it had already begun to decline, and through- "out the sixteenth century the poverty and the con- "sequent discontent of the people constituted an ever- "increasing menace to the established order of society." He enumerated various causes leading up to that, the principal being the rise in the price of wheat, which rose to a height out of all proportion to the level of wages.

If they were rather dismayed by the want of consistency in historical statements they would naturally turn to more modern pronouncements, where they might stand on firmer ground, which would more directly affect them. Consequently he turned to the 1912 handbook of the London Master Builders' Association, where in a review of 1911 it was stated: "Fortunately the past year has "not been marred by any strikes, and too much praise "cannot be given to employers and workmen for their "loyal observance of the Working Rule Agreements. "Whatever differences have arisen have been satisfac- "torily adjusted by the Conciliation Boards, and it is "pleasant to place it on record that good feeling and "mutual understanding exist between the parties.

"Differences which a few years ago would probably have "resulted in lamentable troubles have been amicably "settled without resort to harsher means of adjustment." A few pages further on the National Federation of Builders in a similar retrospect stated: "There is much "unrest among the workmen in the building trade, showing "itself in an active propaganda against non-union men and "in refusal to work with such, together with an indispo- "sition to allow this question of non-union men to be "discussed by the Conciliation Boards. The movement "is general and in all branches, and it seems probable "that the various building trade organisations which "form the National Federation are about to enter upon "a period of storm and stress, which no doubt will be "met as heretofore with courage and determination." The explanation might be that in one case it was more strictly applicable to the provinces and in the other to London. If that were so, he hoped that the provinces would soon be in the happy condition of London. There was an impending demand on the part of the carpenters and joiners for an increase in wages, and they all hoped that would be settled amicably and without any trouble.

Last year was very favourable to the building industry with regard to labour troubles. He was looking at the Board of Trade returns for 1911, which unfortunately he had mislaid, and therefore could not quote the exact figures, but there were some millions of days lost through strikes throughout the year—but there were only a few thousand days lost in connection with the building industry. While on that subject he might mention one of the latest strikes was that of those engaged in their final habitation. The gravediggers of Glasgow a few days ago had struck, taking advantage no doubt of the want of fuel for the crematoria, for

increased wages and less hours. They had all some sympathy, no doubt, with those demands. With that slight allusion to cremation and burial, he thought he could fittingly bring his remarks to a close.

Mr. Kearns might rest assured, if any such assurance were necessary, that his Paper merited in no way the fate of committal to the flames or lying in some obscure corner buried in the dust of ages.

Mr. Harry S. Stewart, A.R.I.B.A. (Professional Associate) said he proposed to confine his remarks to the Appendix at the end of the Paper, which, taken in conjunction with the Board of Trade returns, would be found extremely useful. Reference had been made to the organisation of the building trade and the way in which builders often made up their systems of wages either by reference to textbooks or by theory, but he would like to indicate very shortly what had been done not only by textbooks and theory, but in practice, in the organisation with which he was connected. He thought a good deal could be done in standardising wage statistics, and that they might go a step further than either the Appendix to the Paper or the Board of Trade returns took them.

The Appendix showed the wages of different trades in different parts of the country, but was it not possible for them to combine the wages of all trades in different localities and compare the total labour cost in different localities with the higher or London rate? If they did that in the form of a wage total (varying for each locality) by allocating the proper amount of wages in each trade throughout the building they would get something like the following results: Taking London as 100 they would find that the wages in Liverpool, all trades,

were 94; in Birmingham 90·5; in Stoke they would come to 83·5; in Connah's Quay, a district near Chester, 78·5; in Letchworth they would come to 77·5; and in Berkhampstead 68·5. They might possibly even find them lower still so that they got considerable variations, from 100 in London to 68, which was roughly two-thirds. Thus they obtained a means of checking building costs and also estimating the cost of future buildings. For instance, if they wanted to compare the cost of a building in Liverpool with another erected at, say, Hampstead, they were able to get a fairly accurate comparison by making use of the standard rates. For example, if they took the total cost of the building at Hampstead, and, after ascertaining from the prime cost book the proportion due to materials and labour in the building, they multiplied the proportion due to labour by 94 and divided by 100, and then added that result to the cost of materials, that would give the total cost in Liverpool. In the same way they could get the cost of the Hampstead building by multiplying the cost of the labour of the Liverpool building by 100, dividing by 94, and adding the result of the cost of materials. Of course there was the question of materials, but the materials did not vary to anything like so large an extent as the labour, and they could, if necessary, be treated in the same way.

Another advantage of standardising wage statistics in that way was that they could compare results over a large area by reducing the wages rates in each case to the standard rate, and therefore they got much less risk of error. The system was in actual operation at the present time, and several hundreds of houses in different parts of the country were being compared so that they arrived at the proper cost of the labour relative to the

size of the buildings with a very small percentage of error. It was thus possible with each succeeding building that was put up to say whether the cost of labour was economical or not.

He put forward those suggestions for a further standardising of wages merely with a view of helping the organisation of the building trade, which he thought was not nearly perfect enough.

Mr. Gavin J. Burns (Fellow) said that before delivering the few remarks which he had to make upon the Paper he would like to say how very sorry he was to hear for the first time that evening of the death of Mr. Hurst, who was a colleague of his, and with whom he was personally acquainted. He was sure all his colleagues were indeed sorry to hear of his demise.

The first point that struck him in the Paper was the reference to the cost of reinforced concrete. According to Mr. Kearns that was about the same as brickwork. He had looked up the actual cost per cubic yard of reinforced concrete in two fairly large buildings that were erected a few years ago in Woolwich, and the result was that the cost in one case was 3*s.* per cubic foot and in the other 2*s.* 6*d.*, that cost included the concrete, the steel, and the casings.

Then with respect to what was called the fair wages clause, which was inserted, he believed, in all Government contracts, and, he thought, in many cases in contracts with municipal authorities, he had found practically that there was very considerable difficulty in applying it in a district in which there was no trades union, and in which there was consequently no recognised rate of wages. In country districts they found that the master gave his men the rate of wages to which he

considered they were fairly entitled considering their competency, and not only did various employers give various rates of wages, but in the same shop or under the same employer they found the same class of workmen having various rates, and there was consequently very considerable difficulty in saying what really was a fair rate of wage in a district like that. For instance, in the island of Portland, which was only a very small place altogether, it was customary to pay the men who worked at the top of the island a halfpenny an hour more than those employed at the foot of the island, and it certainly seemed rather difficult to say what was a fair average rate of wages in a case like that.

Mr. Kearns had given a specimen clause to be inserted in a contract, and there was one important point about it to which he would invite attention—that was "an allowance of so much per cent. will be made to "the contractor upon the actual rates paid to the men." He thought that was the right way in which the clause should be worded, but in War Office contracts the wording was rather different—the rates of wages were to be those recognised as current, and the percentage was calculated upon the current rates quite independently of what the actual rates paid might be. The result was that it was not to a contractor's advantage to pay any more than a minimum rate. The trades union rate was ostensibly a minimum rate; but, of course, with a condition like that, it tended to be a flat uniform rate. He did not think that system was a good one, and the condition, as worded in the Paper, was therefore preferable.

There was a reference in the Paper to the War Office Schedule, which was prepared in the first instance by Mr. Hurst. His impression was that now the War

Office Schedule must be very different from the state in which it was originally prepared. He had never seen the schedule in its original form, but he did know that during the last twenty years or so the alterations made in it had been most extensive. Those who had actually to use the schedule were perhaps more naturally inclined to look at its defects than its merits, and its one great defect was its enormous bulk. The War Office Schedule consisted of some 220 odd closely printed foolscap pages, and it contained about 15,000 prices. When they came to revise 15,000 prices, it was a matter of very considerable difficulty to keep them consistent with each other, and the result was that numerous anomalies had crept in by degrees, the prices in the various parts of the schedule not being always consistent. That was a very great trouble when they had to use it in the valuation of work. Another of its defects was that it had become very complicated and difficult to apply owing to the large number of notes of various kinds and rules of measurements. It took a very considerable time for any stranger to become thoroughly familiar with it.

He observed it was stated in the Paper that 35 per cent. of the total expenditure was put down as a reasonable amount of day work for an ordinary maintenance contract. He thought he might say in his own experience in the War Department day work in the maintenance contracts was considerably less than that—he could not say exactly how much less—but he should say that 20 per cent. was nearer the mark. The author of the Paper said cautiously, "I am told that it is possible "to get work executed as cheaply by day work as "by measured work." He had been told on various occasions the same thing, and he might say, quite frankly, that he did not believe it.

In the department to which he belonged there was

what was called a building works department employing some 400 or 500 men directly, and a very large amount of work was done, and their experience was that in the case of a job of moderate dimensions, say a few hundred pounds, it was found quite impossible to compete with a contractor. In the case of a very large job it was stated that they could execute work about as cheaply as under a contract. In directly employed labour by the Government or by a municipal authority there were difficulties which never arose in the case of a contractor. A contractor could hurry his men on; he could say to any particular man that unless he could hurry up a little bit he would be under the necessity of dismissing him, but in the case of a municipal or Government Department that was practically impossible, they could not dismiss a man unless they could bring some definite charge against him, the result naturally being that the cost of labour was very much greater than the cost of labour executed for a private builder.

Sir Henry Tanner remarked that so far as Europe was concerned, in his experience the cost of labour was very much the same. He had had some experience of work executed in Malta, and there the cost of labour really was less than in England, the cost of wages was very much less, and he thought building works there were executed for considerably less than in England.

He had listened to Mr. Kearns's Paper with great pleasure, and he was very pleased to support the vote of thanks to him.

The vote of thanks having been put to the Meeting and carried unanimously—

Mr. KEARNS said as it was now very late he could only express his sincere appreciation of their kind reception of his Paper, and at the same time he would

tender his special thanks to those Members who had done him the great honour of taking part in the discussion, especially to the two gentlemen who proposed and seconded the vote of thanks.

With regard to the criticisms which had been made on the Paper, as suggested by the President, he would send in a written statement for printing with the *Transactions.*

The PRESIDENT said he would like to say a kind word on behalf of day work. In the case of London he would not speak, but he had come across excellent day work in the country, and he was sure that there it was possible to get first-rate workmen who could do thoroughly good work if they were given the opportunity, and were not pressed by competition under contract. In the case that he had to do with he had found that the cost was a little more than it would have been if done under a contract with a builder, but on the other hand the work was really good, the men took an extraordinary pride in it, and they found that they had at the present day in the country workmen, men who understood their business, and who put in a class of work which had endured and was admired by all who saw it. The workmen themselves took the greatest pride in the work, and he was able to point out to them that their names would be associated each with the particular class of work that they had to do, whether it was in wood or metal or stone, and the men themselves, on its completion, brought their families and those connected with them to see what they had managed to turn out.

He believed if people gave the skilled working man of the country an opportunity of showing what he could do they would encourage him in doing good work.

When they saw how the art cabinet productions of other countries sold for thousands of pounds, simply because they had the name of the workman stamped on the articles, they learnt that in the same way if they encouraged technical knowledge and ability, and the doing of good work, in all probability the same excellence would be obtained in this country.

The Meeting then terminated.

As time did not admit of a reply by Mr. Kearns after the discussion, he has, in accordance with the President's suggestion, sent the following:—

The question of apprenticeship, to which several references were made during the discussion, is of great importance, and is one which will call for more serious attention as time goes on. In dealing with this matter I cannot do better than quote the following extracts from an article by Mr. E. A. H. Jay which recently appeared in *The Morning Post*:—

"The specialisation of labour in nearly all branches "of industry has carried away the old relationship of "master and apprentice to a great extent. It is still "found in our country villages, because the conditions "have not undergone so great a change. The conse- "quence is that many of our best workmen in certain "trades are trained in the country and engaged by "London employers, who prefer to have the finished "article, chiefly because they have not the facilities for "training boys and are not able to give adequate super- "vision. This, however, is not very encouraging for "the London boy, and seems inevitably to limit his "outlook.

"The old indentured apprenticeship is scarcely likely "to be revived. Conditions have so changed that a

" seven years' apprenticeship would be necessary in very " few trades at the present day. But the majority of " employers prefer now to take boys as learners, starting " at a wage of 5*s.* to 7*s.*, and giving them an annual rise " as they become more proficient. They have found in " practice that the indentured apprentice often takes " advantage of his position. He knows that it requires " more than a small offence to give ground for the can- " celling of his indentures, and he also knows that this " means a good deal of trouble and inconvenience to his " employer. Consequently he does not mind losing time " occasionally, and is often slack and indifferent about " his work. The boy, on the other hand, who is merely " a learner has the prospect of a steady rise in his wages " if his conduct is satisfactory, with the alternative of " dismissal if it is not. He has therefore everything " to gain and nothing to lose if he is persevering and " thorough in his work. Where an employer is pre- " pared to take a boy on these terms there is not much " lost by his not being actually indentured, provided " that a great point is made of selecting an employer " who is known to take an interest in his boys and has " sufficient work coming in for them to be able to get a " thorough knowledge of the trade. The best employers " will endeavour also to arrange for their learners to " attend evening classes, if they express a wish to do so, " on one or two evenings in the week.

" What we seem to want is not so much a revival of " the old apprenticeship extending over a very long " period as a closer co-operation between technical " schools and technical classes and actual workshop " training. The technical class should lead up to the " time when the boy enters the factory or workshop, " and should so prepare him that a shorter period of " probation will afterwards be necessary."

With regard to the cost of reinforced concrete there is no doubt that, bulk for bulk, it is more expensive than brickwork. And although a large saving may be effected by building in reinforced concrete, owing to the extraordinary thinness of the walls to which I referred, it is quite possible that cases may occur, such as that mentioned by Mr. Lovegrove, in which the cost would be equal to that of a substantially constructed brick building. I think, however, it is generally understood that reinforced concrete cannot be economically employed in every class of building. The nature of the site is always an important factor, but it is especially so in connection with reinforced concrete buildings. Where there is plenty of space for storage and plant, and for the handling and preparation of the different materials, a building of the latter class can be erected much more quickly and cheaply than where the site only affords a cramped working space on all sides.

Mr. Chappell has expressed the opinion that the cost of day work in a maintenance contract should not exceed 20 to 25 per cent. of the total expenditure, and I am quite prepared to agree with him, seeing that I drew attention to the possibility of a much lower percentage. Circumstances, however, alter cases.

There can be no objection to day work in connection with the high-class work to which the President evidently referred, or in cases such as that mentioned by Sir Henry Tanner, in which it is impossible for the work to be done continuously. I contend, however, that so far as a maintenance contract for the class of work usually required by public bodies is concerned, the whole of the ordinary straightforward work should be measured, not only on account of economy in expenditure, but also to justify the existence of surveyors.

Paper 385.
No. 578.

SOME PRINCIPLES IN THE VALUATION OF LAND AND BUILDINGS.

By G. TAYLOR LOBAN (Fellow).

Read at the Ordinary General Meeting of The Surveyors' Institution, *held on Monday, 29th April*, 1912.

W. Edgar Horne, M.P. (President) in the Chair.

Before commencing my Paper, I should like to make a personal explanation. As many present are aware, it is my privilege to be associated with a body to which The Surveyors' Institution to some extent may be regarded as a foster-father, the Valuation Office. My connection with that office to some extent, as you will readily understand, precludes my dealing with questions connected with the recent Finance Act. In one sense I am sorry, because some of the most interesting problems of valuation originate from the Finance Act, but it does not really matter for the purpose of this Paper, because the principles which underlie valuation are quite independent of that Act.

In their last report to the Council, the examiners in valuation commented upon the character of the answers submitted by candidates in that subject at the annual examination.

They drew attention to the fact that, as a rule,

candidates had been well grounded in the use of valuation tables, but that many showed a lack of experience in making use of their knowledge. The circumstance thus disclosed in the examiners' report furnishes me with a text for the substance of this Paper.

Candidates for the examinations usually take them early in life, and before they have had opportunity to acquire much experience by practice. If the examiners' object was (as I think it must have been) to emphasise a certain want of understanding of the principles, accompanied at the same time by a comparative facility in the use of the machinery, then the comment is a grave one and points to errors in the methods of training. A close examination of the matter is unnecessary here. There are, however, circumstances which lead me to suggest that part of the trouble originates in a very prevalent misconception (not confined to young valuers) as to the part played in valuation by purely arithmetical processes. Until the learner has had opportunities by practice of correcting the impression, it happens quite frequently that to him these arithmetical processes (that is, the correct use of the tables) *are* valuation. He learns that to take a freehold or leasehold rent, and to multiply it by a figure based on the 6, or the 7, or the 8 per cent. table, does in fact determine the value of the property out of which the rent arises. This is a fundamental fallacy, and so long as it has possession of the valuer's mind, so long will he have difficulty in realising the true relation of the acts that go to make the entire valuation.

Valuation is an art. Behind it there may be—I hope to exhibit to-night some of the respects in which there is—a science more or less exact. But in actual fact valuation, as practised to-day by the very great majority of the members of the profession, is an art

pure and simple. Its exponents have learned what to do and how to do it by practice, by constant touching of the things with which they deal. The promptings of years of experience join with the familiarity born of years of experiment, and they together produce a certitude of handling of material in any given case that is quite independent of the consciousness of scientific principle behind.

One might ask who are they and what is it that determine value. On what principle is it that such and such a property is bought at 4 per cent. one year and at 5 per cent. another; or why one class of property commands twenty years' purchase of its rental, while another commands only ten. It is hard to answer. But there are a large number of men, chiefly members of this profession, but including also many that operate on their own account, who are always in touch with the property market—buying, selling, weighing, suspecting, avoiding, and incidentally cultivating an instinct to distinguish exactly how much the times permit them to expect from this or to afford to pay for that. These men, whether acting for themselves or for others, are the property dealers, and I imagine that in the long run it is what they do and what they abstain from that creates a market.

They do not operate alone. In competition with them are always the occasional buyers and sellers whose activities however are directed rather to secure their immediate convenience, by investment or realisation, than to advance their profits by continuous and considered dealing. As however their influence affects the market, if only to perturb it, this factor must not be forgotten. There is also the occasional fool.

Now the property dealer does not work out with

tables the prices he will give for securities. He has bought them a hundred times before, and knows to a pound what any particular one may be expected to yield by way of return on capital outlay. He knows, too, the exact moment at which it is worth his while to buy or sell—whether in relation to other openings in the same market or to the markets in other forms of security. The prices that he establishes become substantially the market prices of the day, and he establishes them out of his knowledge and experience and not by computation from the tables. So far then as value is established by the custom of dealing, the tables have nothing to do with it. It is when a number of disconnected results are to be compared, and when the conclusions to be drawn from them are to be ascertained that the necessity of some standard of comparison arises.

It rarely happens that any two transactions are alike in every particular. Some means are needed by which they may be cast into similar form, so that common features may be distinguished and observed. Such means and such a standard of comparison the machinery of the tables is found to furnish. Any result may be reduced by aid of them to a common denominator, of 3 per cent., 5 per cent., or 8 per cent., as the case may be. And when as a matter of observation it is found that transactions in certain classes of property always reduce to the neighbourhood of, say, 5 per cent., that percentage acquires the character of a quality of that class of property. In this way an effective and approximate guide may be obtained as to the view taken at a particular time of the worth and desirability of such and such a class of property, that is to say, the view taken by the minds most conversant with property and most competent to form judgment of it.

Or again, when a class of property which has for a period of time been characterised by the mark of a particular percentage, changes, and takes on the characteristic of some other percentage, the conclusion is drawn that that class of property has risen or fallen in value.

There is, however, another use to which the tables may be put. By their aid a discussion on value may be carried on, in terms of rental, deductions, and years' purchase, with an ease which would be quite impossible in the absence of this part of the valuer's machinery. Causes of difference may then be detected and so be reduced to issues of fact or of opinion. Inconsistencies may be located and corrected. The exchange of views and contentions may be facilitated. Many of the Members of this Institution will have experienced the hopelessness of a discussion with a quite competent valuer who arrived at his opinions only out of the depths of his inner consciousness and past experience. He has no explanation to offer for the view he states, other than that he considers it must be so. To all entreaties to express himself in terms of common comparison he has to oppose the obdurate front of one who despises the theorist. His results may be quite sound, but he cannot give them the form for convenient discussion.

In fine, the most important functions of the tables are first to reduce to terms of common comparison the specific and individual operations of the general body of dealers, and secondly to furnish a medium for the convenient discussion of values.

The process to which they are more commonly applied, viz., the determination of value from certain data of rental, years unexpired, and so on, is really in

the nature of a back sum, and its object is to get as nearly as possible to the results obtained when a man with a knowledge independent of tabular computation enters upon the transaction.

One of the vicious consequences of what I may call the table habit is that it generates an idea in the minds of the inexperienced that property never changes hands except at definite and separate rates of interest; that if a property is not sold at 5 per cent. it is at 6 or 7 per cent. Now it does happen—even frequently—that property changes hands at these exact rates; but far more frequently is it the case that the price paid is somewhere intermediate between them. It need hardly be pointed out that the tables could not be conveniently multiplied. Every valuer, however, if he does not feel disposed to make certain allowances explained hereafter so as to bring the security under one of the common rates of interest, should be at liberty to make such final adjustments in results deduced from the tables as seem in his experience right.

The same principle applies to the selection of a year's purchase. We may take eighteen or twenty-one, but it seems like heresy to take nineteen and one-fifth or twenty-two and three-sevenths years' purchase. Yet this is how the market operates, and a valuer who thinks a security is between nineteen and twenty years' purchase should express his opinion in his valuation.

Another and more interesting consequence of the idea that the tables determine value instead of expressing it by reference to a known standard, is the attempt made some time since to reconstruct the tables on a new principle on the ground that they made provision for repayment of capital at impossible rates of interest. It was argued that an investor who bought a leasehold

on the 8 per cent. table could not reinvest his annual surpluses at that rate, and therefore the price he should pay ought to be computed on the 8 per cent. table for income and, say, the 3 per cent. for reinvestment.

It is not so certain that reinvestment at very high rates does not actually take place. But be that as it may, the question of ability to reinvest at the rate of calculation does not really arise. The rate of calculation is introduced by way of fixing the class of the investment rather than of indicating what it really involves. It is a mere figure of speech that we say a purchase is made on the 8 per cent. table. If we suppose for a moment that the cumbrous system of dual percentages were adopted, this would make no difference to the price obtained for the property in the market. An unexpired lease of thirteen years bought at eight years' purchase may be regarded as bought upon the 8 per cent. table in the usual way, or it may be regarded as bought on the 6 per cent. table, reinvestments of sinking fund to be at 3 per cent. Whichever way it is regarded makes no difference to the actual market price. The sum paid will be the same in either case, for it depends on the market and not on tables. At least simplicity is gained by classifying the transaction under one rate as in the usual way.

It cannot be too strongly urged or too closely realised that the rates per cent. and the years' purchase are simply convenient categories or pigeon-holes into which results may be thrust for subsequent reference, and that when they are used for valuing they represent an attempt to reconstruct the conditions of the market by comparison of convenient standards. Apart from the continued sanction of the market there is no virtue in them.

In practice, and for the sake of convenience, however, valuation is very commonly effected by the *machinery* of the tables, and it becomes of interest to observe the functions of each of the factors that go to make up such a valuation. These factors are the rent, the deductions, and the years' purchase or multiplier.

The legal definition of rent was well known in the days of the examinations, and has been well forgotten since. The valuation definition of rent is that it is an income arising by the letting of property. It is gross if the maintenance charges on the property are to be met out of it, it is net if it is free of these charges. Frequently, as in the case of a weekly tenancy, it is an aggregate of gross rent proper, and of rates, taxes, and other similar charges. Rent depends partly upon accommodation, and bears a certain ratio to it. An increase of accommodation up to a certain point will mean an increase of rent. The limit is reached when the accommodation goes beyond the means or requirements of the class for which it is intended or for which alone it can be used. From this point onwards rent ceases to increase with accommodation. It has to be remembered that a rent must be obtained out of means which the property itself is an instrument to provide. The amount of rent that a property can stand will depend less on the extent of the property than on the extent of the profitable use to which it can be put. Cases of big premises at low rents and small premises at high rents will occur to everyone. Competition also tends to raise rents, but only to this limit imposed by the productiveness of the property.

Rent is subject to losses by empties and bad debts. Even a net rent will therefore require some further reduction by way of what may be called contingency

provision before it can be regarded as a secured income. Now while expenditure on rates, taxes, and repairs can be exactly foreseen and allowed for, allowance for voids and losses is a matter of experience and estimate. A very close estimate of the proper proportion of the total rent to be allowed is sometimes made by observing in the property accounts the actual loss per cent. under those heads during a few past years.

The figure by which the net income is multiplied (commonly called the years' purchase) depends upon security. (It also depends on length of term, but not as a matter of judgment.) Whatever tends to add security to the income tends also to raise the years' purchase. Anything that detracts from the security of the income lowers the years' purchase. There are some qualities which affect both rent and security. Greater desirability tends to throw up rent, but when rent cannot be increased it reacts to improve security.

As years' purchase depends on security of income any alteration in the contingency allowance for deductions will affect it. A lessening of the contingency deduction lowers the security and the years' purchase, and an increase of the deduction raises them.

The process of applying this method of valuation is much simplified if any particular quality of the property is allowed to influence the right factor. The commonest mistake of the inexperienced is to make it modify the wrong factor. The amount of accommodation affects primarily not the security, but the rent. Such also are the influences of the proportion of rates and taxes, the accessibility, the economy of planning, water supply and drainage, and in some degree the general competition for the class of property.

On the other hand there are circumstances which

operate mainly to affect the security and the years' purchase. In house property it may be said that the condition of the premises, their convenience and desirability when the rent limit has been reached, their newness and freedom from decay, their general lettability, the circumstance of an improving neighbourhood, all will improve the chances of the maintenance of the income, and so favourably affect the security. There are, however, times when these advantages do find expression in terms of increased rent. In such cases the advantage of extra security disappears, and the valuer must guard against taking account of the same thing twice over.

To every class of security there is an appropriate degree of risk, which is conveniently represented by an appropriate percentage of income. Such percentages naturally progress by steps, as from $3\frac{1}{2}$ to 4, or 5 to 6, but the desirability and security of the investment may vary much more gradually within these figures. It is inconvenient to say, even if a valuer could presume to be so precise, that an investment is secure enough to be worth 5·15 per cent., and then to calculate at that rate. Inwood's would run to many volumes to supply the tables alone.

But a security which stands in the valuer's estimation somewhere between two recognised percentages, as, for instance, 5 and 6, can be improved by a judicious increase of the contingency provision until it may fairly be valued on the basis of the lower rate.

This is a principle that is quite frequently overlooked. I once had to discuss the valuation of some fifty freehold cottages. After a careful calculation of probable outgoings and losses by voids it appeared that an allowance of 35 per cent. of the gross income was sufficient to cover them, a deduction which gave a net

income of £300. In view of the class of property, I considered it right with such an allowance to capitalise at fourteen years' purchase, obtaining a figure of £4,200. The valuer opposed to me protested that my deductions were too low, and produced his client's accounts for ten years to show that the average net income derived from the property was only £210 per annum as against my £300. The £210 corresponded to an allowance of 55 per cent. for voids, losses of rental, and collection expenses. I was prepared to adopt this figure, but I had to point out that in making such an allowance from the gross income as would practically insure the net income on a ten years' average test, I must regard this lower income as substantially secured and capitalised at 5 per cent. On working out the figures the result was as before. The point seemed, however, a novel one, and did not for some time make the appeal I hoped.

The basis of the position, I need hardly say, was this. If a man capitalises an income derived from poor class property on a table appropriate to that class, it is assumed that he regards that property as held with all the risks, trouble, and disadvantages attaching to it. That view is the sole justification for the expectation of a high return on capital invested. If, by whittling down the income by allowances for this and deductions for that, a point is reached at which by no mischance at all can the net income fail, and no effort at all is necessary to obtain the income, then it should be treated as secured accordingly.

The rate proper to a perfectly secure investment has been the subject of some ingenious calculations. By taking the total amount of capital invested over a very wide range of securities, mines, real estate, railways

industrial ventures, Government stock, and other forms of investment, and by comparing with this total the total yield in revenue of all these securities together it has been found that the resulting average rate per cent. was about 4. Among the securities considered there were included investments paying dividends from 200 per cent. down to nothing at all, and the resulting average was 4. It would appear legitimate therefore at the time to regard 4 per cent. as a datum rate for very secure investments, and to regard the adoption of a higher rate of return by the market as an indication of imperfect security, while the adoption of a lower rate would signify full security together with some other quality of attractiveness.

An interesting example of the relation of rent and security as factors in valuation is furnished by a consideration of the levy of duties under the Finance Acts 1894 to 1910. It will be recognised that an important part of the process of valuation is the determination of the amount of deductions necessary to arrive at income from rent. These deductions usually consist of regular payments made periodically, as rates and taxes and insurance, or of payments made irregularly at uncertain intervals but allowed for at a certain and definite rate as reparations. In all such cases the deductions are made from the gross annual product of the property, and their magnitude, so long as it lies within reasonable limits, tends to reduce the income and does not affect the security and years' purchase. There are, however, other deductions equally certain in incidence but very uncertain in point of amount and time, and of these the taxes to be levied under the authority of recent legislation are typical. So far as these are calculable in their amount and the time of their happening they will no

doubt be allowed for by their annual equivalents as charges against the income derived from the property. Where, however, the amount and time of incidence is not determinable they must be regarded as diminishing the security for the continuance of the level of income, and to that extent they may be expected to reduce the years' purchase.

The market in such cases gradually accommodates the years' purchase to the new conditions, and this is what may be expected to happen.

Few valuers can be found who would regard valuation as an art of exact application. Many hold it is impossible to value certainly within 5 per cent. The reason is obvious. Value is a thing continually fluctuating. On the one hand it depends on long-continued and gradually operating stresses of a political, social, or commercial nature. On the other hand it is dependent on capricious and fitful influences that vary from day to day, fashion, some fortunate accident, an idle market, and so on.

This latter variability, arising one can only guess how, cannot be estimated or allowed for in relation to any individual result. No single instance of a particular price should ever be quoted as an indication of a market. The real indication, as everyone here knows well, is obtained by multiplying the number of transactions observed. Casual variability has then the opportunity to cancel out. It is only from observations that extend over a considerable period of time and include a considerable variety of circumstances, that conclusions may be drawn which will safely indicate the trend or position of the market.

The essence of valuation—and I recognise that I am uttering a commonplace—is comparison. To place a

property in the company of its likes and then to regard its individual distinctions in relation to them is the practical effort of every valuer. Usually the process presents only the ordinary difficulties of selection of the genus, and the further difficulties of the estimation of the special qualities or defects in that genus. There are, however, many cases which, as they stand, fit in no category where the properties must be reduced to their component parts, with the view of finding, if possible, proper categories for the comparison of these. Such are institutions, mansions, great works, and factories.

It is not my purpose to dwell upon the economic aspect of valuation more than to offer the reminder that, in the general conception, real property is just a commodity like any other in which men buy and sell—a commodity, as wheat and coal and diamonds and skins are commodities, that it is amenable to like influences, and particularly to those of supply and demand. There is, however, the important fact to be borne in mind that it differs from other commodities in one vital respect, viz., in its fixity of position.

It resembles other commodities in this, that its values as they vary within ordinary limits high and low do so by infinitesimal gradations, not by perceptible jumps. As a particular piece of property increases in value the increase forms a continuous upward curve and not a series of steps. And if a large number of properties of different values are ranged in the order of their value the sequence of values will show the increase as a continuous not as a broken line.

The great majority of the cases with which the valuer is concerned relate to land or land and buildings in various combinations. It thus becomes of very great importance correctly to appreciate the nature of the

component parts, and the relation of these one to another. I propose, therefore, to present for consideration some sort of analysis of the relations of these elements.

The movement of the value of land is one of the most regular and gradual. Commencing at a practically negligible prairie value it proceeds by imperceptible gradations through a value as common or waste land, woodlands, to a value as agricultural land, again increasing to an accommodation value to a low building value, and so on in certain instances to a high building value. If a piece of land, now occupied by an imposing structure in Kensington, could show its value development through the centuries, the process would be seen to be something like the indication of the diagram. (Diagram I.) Subject to a consideration which will be introduced later on, the history may be regarded as a continuous rise.

For the present purpose it will, however, be simpler to consider a shorter period than is shown on the diagram, and the most convenient for examination will be the duration of the life of a building, or say, one hundred years.

If the same piece of land in Kensington be regarded it will be found that over a short period its value progresses with comparative regularity and approximate uniformity. For the purpose of graphically illustrating the interaction of the movements of value it will be convenient to apply to the subject a method commonly used in statistics. (Diagram III.) A certain year is fixed as a starting point, and the lapse of time after that year will be indicated along a horizontal line by the distance of other points representing the years under consideration. The distances will be proportional to the time elapsed. The value of a piece of land at any year will be shown

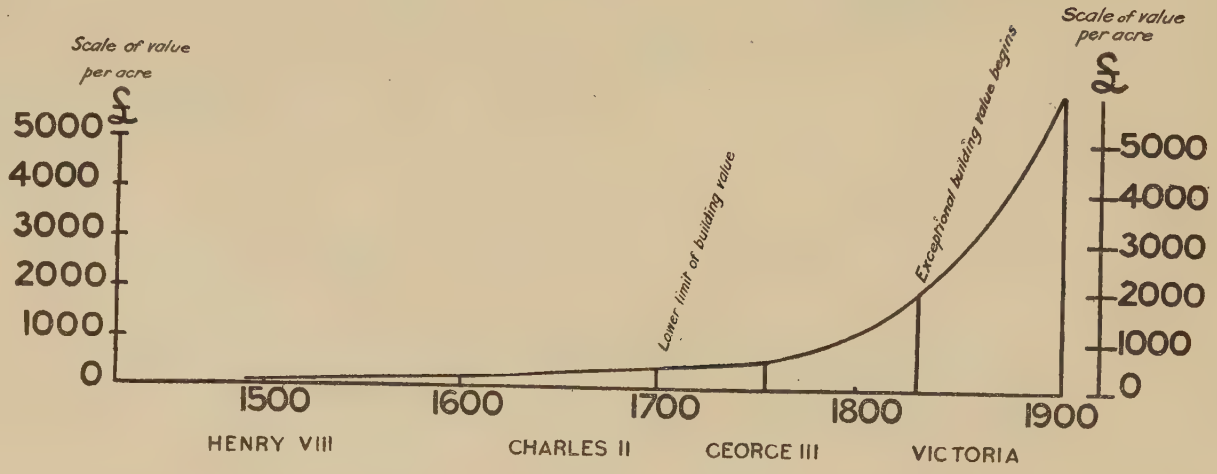
by a vertical line drawn through that year and proportional to the value. The curved line which unites the upper ends of the vertical lines will then indicate the growth of value. The points in the diagram are shown at intervals of ten years, and the vertical lines represent the value in pounds per acre. The land is supposed to remain unbuilt upon during the whole of the time under consideration. The curved line (A B in Diagram III.) is intended to indicate the real alteration of value. The inclination or slope of the straight line shows the average rise in value between its extreme points, and can occasionally be used with convenience if the intermediate values do not affect the argument.

So far the simple case of bare land has been illustrated. Now consider the effect of development upon this rise in value. Attention must, however, first be drawn to two important principles. The first of them is, I believe, in direct contradiction of a very widely held view. It may be stated shortly thus—that the value of a piece of land and of the building erected upon it is not necessarily or generally the sum of the value of the land and the value of the buildings taken separately. The contrary opinion forms the foundation of much practice, but I hope to show that of itself it is fallacious.

An example will illustrate. A piece of land capable of development for building is worth £10 per annum, and being uncovered may be valued at £200 in fee. This is the value of the freeholder's interest. A lessee takes it for a long term of years, and erects upon it a building at an ordinary market cost of £500 with a view to realising on completion of the building. The building being completed, he can sell and can obtain £550 for his lease; the extra £50 being paid by a purchaser who escapes the

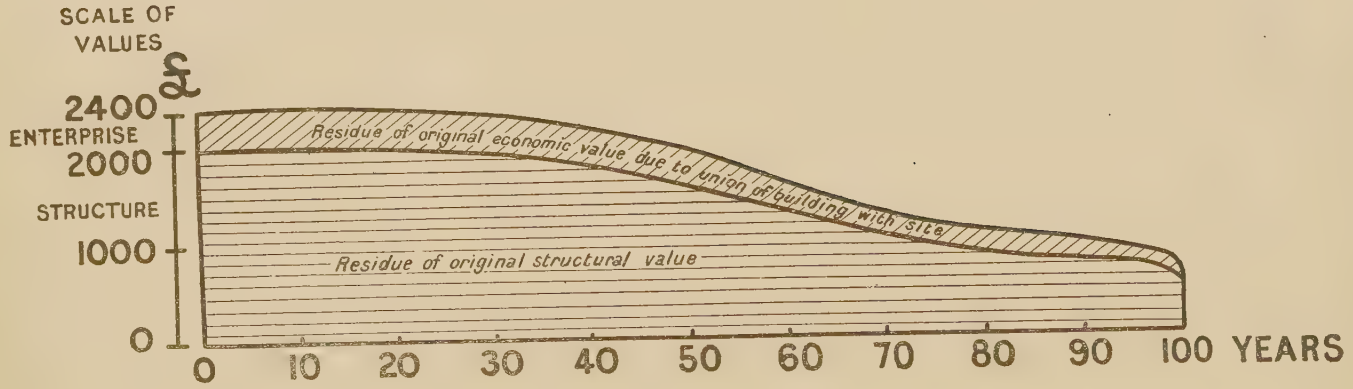
I.

CHART TO SHEW RISE OF LAND VALUE.



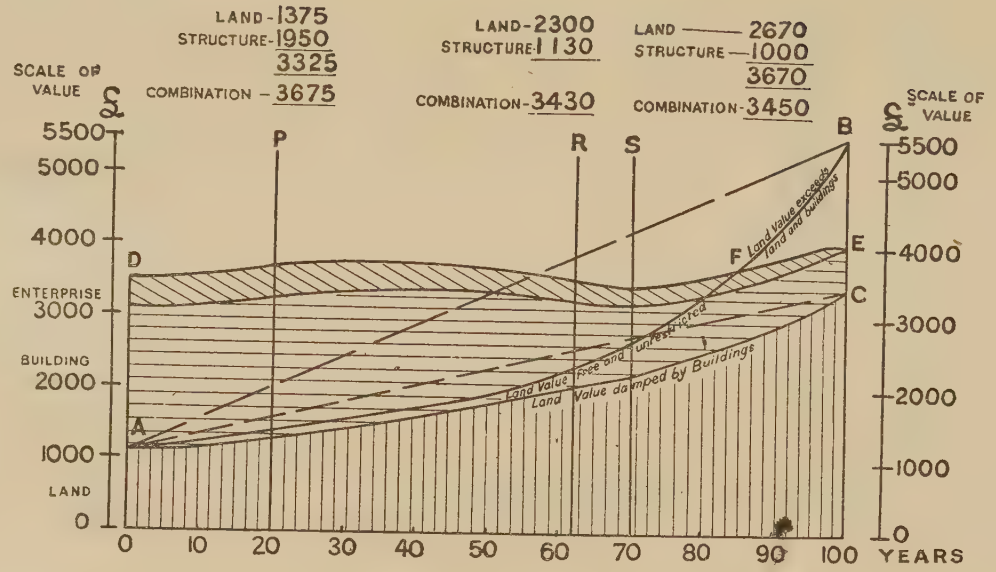
II

CHART TO SHEW LIFE OF BUILDINGS.



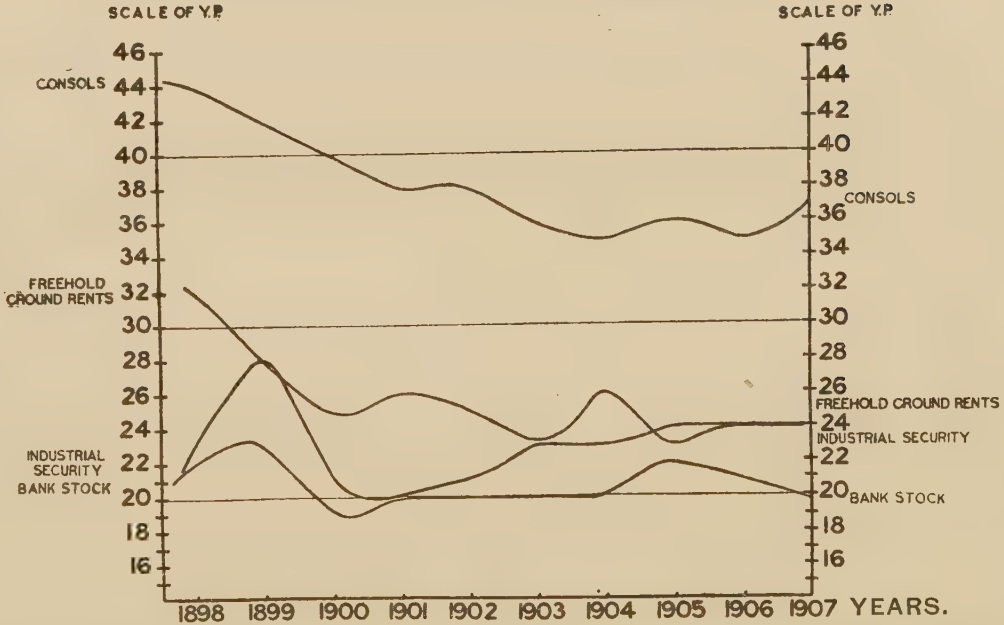
III.

CHART SHEWING ANALYSIS OF VALUES.



IV.

CHART TO SHEW COURSE OF THE MARKET OVER A SEQUENCE OF YEARS.



trouble and risk attendant upon building speculation. At the same time the freeholder is able to sell his interest(now secured) at twenty-five years' purchase or £250. The value of lease and freehold together is thus £800. The value of the land alone is £200. The value of the building as measured by its cost is £500, and the sum of these figures is £700, or £100 less than the real value of the property.

I anticipate a possible objection, by saying that the man who organises the building transaction may always expect to sell at something more than the mere cost to him—a something which will be over and above the payment to the builder and architect. The ability to make a profit forms the basis of all trading, and *without* reasonable profit no man is willing to work.

The explanation appears to be that every building erected on its site represents the sum of not two but three things. It represents (A) land; (B) buildings; and (C) a certain amount of knowledge, industry, enterprise and risk, in addition. These last have their economic value, and in the instance quoted that value is represented by £100. They are, as will be seen, really attributable to the person who unites the building with the land, though the ground landlord is gratified to find that in some mysterious manner a substantial proportion of their value reaches his own pocket. I propose to distinguish between the constituents of value, showing land by vertical hatching, buildings by horizontal hatching, and this third and somewhat elusive element by oblique hatching.

This first principle is, however, of wider application, and before I leave it I must, with permission, offer another and very different illustration. Most valuers are familiar with the singular difference between prices

obtained on building estates according as they are sold per acre before development, or by smaller units after it. This difference between wholesale and retail price, to what is it attributable? Let me ask this question. Has anyone ever considered a newly formed road of newly built villa residences, and recalled the condition of the sites of the entirety when a few years before they were portions of fields and without access? Has he considered the extraordinary difficulty which any one of the individual owners would have encountered had he ventured on the business of developing his own plot in isolation; his difficulty in obtaining reasonable terms from the big original owner, or indeed any terms at all; his expense in providing access from some existing road; his troubles about the sewerage of his plot; his difficulties with the local authority; his disputes with other similarly situated adventurers; the conflicting claims, the hopeless confusion of their diverse intentions, the easements necessary, the law suits and vexations; the final resulting want of method and harmony; and more than all his inability to see before embarking on the enterprise whither it would ultimately lead him. Now the function of the speculator is to save all this to the building owner. His function is to endeavour to gauge the popular demand for building plots, and to risk his capital on the faith of his ability to meet it. For this risk, for the loss of interim interest on his money, and for the service of his time and brains he expects (and rightly) to be paid. His enterprise immensely simplifies the task of the building owner, to whom he presents (laying them exposed before him as it were) the completed articles for him to choose from at his pleasure. For so great a convenience the building owner will pay something over and above the value of the land and of the expenditure

of money put into it, something which is the speculator's return on his enterprise. This something it is that constitutes the difference between the values of land taken wholesale and retail. And it is interesting to try and measure it.

In the first place it is quite obvious that the difference between the wholesale and the retail price must ordinarily include every penny that the speculator has reasonably put into his venture, whether the money be spent on road-making and sewering, on the allocation of lands to non-productive uses, or on legal or advertising charges. The test of this proposition lies in experience. The speculator has learned from previous transactions that he may safely go on with his scheme, and that the results will reimburse him all expenditure. But the reimbursement of expenditure alone is insufficient. He is entitled to a profit on what is a venture with considerable attendant risk. And his retail prices must cover his wholesale cost by a margin large enough to include both expenses and profit. In normal circumstances the margin must also include interest on his capital expenditure over a portion of the time of development. Unless this happened in the normal case no speculator would continue to operate. Thus the amount of the difference is a measurable quantity.

But now a caution has to be observed. The element of unearned increment creeps into the speculation at once. No sooner has one owner purchased and built than others are attracted in a degree increasing with the amount of development. The second comer is drawn not entirely by the facilities placed at his disposal, but also by the fact that a predecessor has ventured and seems none the worse. And it goes on so. So that in increasing measure the building owners may help to

create or to maintain the values of the neighbouring plots or to retard the diminutions in value that might be taking place. At any time and in any special case the proportions of value attributable to either of these influences can be gauged only by considerable knowledge, by dispassionate balancing, and by sympathetic insight into the conditions.

The second principle commended to consideration is this—that the existence of a building on land, or of a restrictive covenant, tends to arrest the natural increase in the value of the land. One may appropriate a convenient term from another branch of science, and say that the natural augmentation of value is *damped* by such a building or covenant.

It is to be presumed that the building erected at any moment on a piece of land will represent the best and most profitable use that can be made of the land. But with the improvement in methods of construction, with changing conceptions of convenient building, with the removal of statutory restrictions, it has to be said of the majority of structures that ten years after they are built they are not of the latest, most profitable type. In other words, ten years or so after a building is erected, there are even better uses to which the site of it might be put; the land is not used quite to its best advantage. So long, of course, as there is any substantial value in the building it would not pay to correct this. An owner cannot afford every ten or twenty years to scrap his property because of some slightly improved method of construction or development. So the land remains for the greater part of the life of the building—certainly increasing in value—but increasing less rapidly than if it were free and uncovered.

The effect of a building covenant is much the same.

A lessee may have a valuable plot of land covered by quite inadequate buildings: buildings appropriate perhaps to the very different conditions that obtained when they were erected, but entirely inadequate to the modern possibilities of the site. It may be that both lessor and lessee know this. But the lessor cannot enter to make the change; and the lessee does not find it will pay him to do so in view of an ever-shortening term of holding. In the meantime the covenants of the lease compel the maintenance of a particular class of buildings on land which has become far too valuable for them. In this case also the increase in land value is *damped* or retarded by the circumstances.

In exhibiting the diagram used to show land appreciation over a period of years, I stipulated that the land should be regarded as unencumbered and free. With the introduction of the damping influence, the growth of value, instead of progressing as shown by the line A B (Diagram III.), will progress along the line A C.

If, of course, at any moment the covenant be removed as by merger of freehold and leasehold interests and by the destruction of the building as by fire, the damper is removed and the value of the land is at once restored to its proper and true level.

In this connection it is necessary to consider the life history of the structure. Its greatest value *qua* structure is at or somewhere near its erection. For two or three years after completion it may slightly increase in value as it consolidates and dries out and becomes more comfortably habitable. The process of deterioration then begins.

It would be interesting to determine at what point in its lifetime a building has depreciated in value by one-half. Interesting but almost impossible, as the process

of depreciation is highly complex. There is the actual deterioration of the materials and workmanship, a process quite slow at first, but accelerating with the age of the fabric. There is the obsolescence of the architectural design as the advance of applied science and artistic taste suggest new treatments, or as legislation for the general advantage imposes or removes restrictive conditions. And there is the change that comes of growing unfitness to the environment. Obsolescence and unfitness proceed side by side with structural decay, though no doubt at a different rate of progress.

It is unfortunate that in the nature of things anything like quantitative comparisons are impossible. The moment at which half value is reached, or indeed any other proportion of value, is a matter of pure speculation. There is no means of measuring such waste.

There is less uncertainty as to the moment of death. The natural life of a building may be taken to have ended when it is so out of harmony with its surroundings that it will not let, or when the law steps in and condemns it.

Taking now the combined influences at work it may be said that with the lapse of time the value of the structure depreciates somewhat in the way shown upon the diagram by the horizontal hatching.

While, however, this is exhausting, the third element referred to is diminishing with it, and this is accordingly shown in the diagram as a lessening augment. (Diagram II.)

There are now curves showing the history of each of the three elements of value. It is easy to combine them into one curve, by adding together their respective verticals or ordinates for each year considered, so making a new ordinate. The curve D E (Diagram III.)

joining the upper ends of the new ordinates will be the resultant, and will show the fluctuation in the value of the entire property.

While for purposes of demonstration it is convenient to show these movements of land and building values by steady lines (adopting what the statisticians would call a "smoothed curve") it must not be imagined that in fact no other fluctuations occur.

Let us take, say, any three classes of investment and follow their movements from month to month as registered at the Stock Exchange. Let us take (A) Consols, (B) Bank stock, and (C) Industrial undertakings, and from the records form a method of comparing their values in the following way: From the price of the stock and the rate of annual dividend, let the rate of yield per £100 invested be determined; then let the rate of yield be divided into £100, so as to obtain a year's purchase. Show the year's purchase as ordinates along a base line at equal intervals over a total period of ten years. By joining the tops of the ordinates a curve results which shows the fluctuation in value over the period chosen. (Diagram IV.)

We shall find in every case that the curve of value is not as shown in Diagram III. but is as shown in Diagram IV., that is, rising and falling at comparatively short intervals, and showing that the tendencies operating over a long period are modified, checked or assisted by other temporary tendencies, which produce fluctuations of shorter duration.

Now real estate is no exception to the rule. Years' purchase, computed and plotted as before, will produce the same result, though of course in the case of this security special care is necessary to eliminate factors peculiar to individual properties.

Since these short period fluctuations occur the valuer must reckon with them. Though in 1898 land in a street fetches 10s. a yard, or a house will sell for £1,000, because purchasers abound and money is plentiful, it well may happen that in 1905, when confidence is low and money tight, the demand for land or house at that price is much diminished, and some owners may have to realise for less. Then occurs one of those temporary set-backs in value with which we are familiar, and the point to be noted is that the set-back is not limited to any one part of the property but applies to all its parts —to the site, to the structure, and to the entirety. And recoveries in values of real estate are just as general. They affect bricks and mortar just as surely as land, so that it is easily possible that even while a fabric is actually depreciating as to structure its value by reason of greater market activity is increasing. Or to take a case which may be better tested, a rising market in leasehold property may entirely wipe out the depreciating influence of a shortening term. It is even possible that by reason of suddenly increasing demand, the value of a structure *in situ* will substantially exceed the sum total of the factors that make up the cost of its erection, and the excess in value will be maintained until the stimulation due to the high prices has had time to supply more structures to satisfy the demand. This phenomenon may be illustrated by reference to garden cities, or to districts where new workings of minerals rapidly bring into existence whole villages of mining hands.

Let me revert to Diagram III., and let the curve A B, showing the natural growth in land value, be laid across the figure. It will be found that at some point, F, the line crosses D E, the curve of the entirety, and

there the values coincide. From that point onwards this condition obtains, that the uncovered land is worth more than the land and buildings combined.

Examining the diagram further it will be found that if at R, a point moderately late in the building's history, the value of the land is taken and the value of the buildings added, the result does in fact agree with the value of the combined land and buildings, because two errors are balancing one another. On the one hand the value of the land is taken as free and uncovered, and therefore is taken too high ; on the other, the element of speculator's profit is neglected. The result is an approximation to the true value. If, however, the point be taken early in the life of the building, as P, the sum of the values of the land and of the buildings will be seriously less than the value of the combination : for the element of speculator's profit is high in proportion, and the loss of land value by damping is low. Correspondingly, very late in the building's life, as at S, the sum will be seriously in excess of the same combined value. In fact, as has been pointed out, the land value alone may exceed the value of land with buildings.

In making the observations which I have assembled in this Paper, I need not claim originality either of substance or treatment. The points suggested have probably occurred to many valuers, curious of the wherefore of the methods they employ ; and indeed they are used by valuers automatically and without special thought. Obviously the treatment of them cannot in the circumstances be exhaustive. My reason for submitting them for consideration is that the scientific side of the processes tends to be merged in and obscured by the purely practical. This is a loss to all and an injury to the inexperienced, and if, as the result of this Paper, some

interest is evinced in the science under the practice I shall be grateful.

It may be asked in what respect does the recognition of these facts, even assuming them to be true, assist in the practice of valuation. The reply is that the mistakes and misunderstandings arising in professional work are attributable in large measure to want of appreciation of first principles. The application of accepted rules, even though that application be sound and the valuation be a correct one, is unsatisfactory in the absence of some understanding of the basis of the rules. In special valuations and where accepted rules are wanting or common processes fail, or, in the case of valuations of large areas of property for some common purpose such as rating, the importance of sound foundation principles and the knowledge of them is most necessary, if only for the preservation of consistency and fairness between parties.

Sometimes the very ability to value at all will depend on such a knowledge, where the properties are special in character and the ordinary rules of procedure are inapplicable; and again, such knowledge is necessary when the valuer is endeavouring to understand the rationale of some unusual and complex process of valuation, or is trying to apply it to a parallel but differentiated case. I have in mind some of the difficult problems that may arise in compensation work.

To focus discussion, I may perhaps be permitted to summarise the principles which I offer for considera tion :—

1. There is a tendency to exaggerate the importance of the tables in the practice of valuation, and in the teaching of that practice the place of the tables should be more subordinate.

2. Values are established by the operations of a comparatively small number of dealers, among whom experience takes the place of tables.

3. Market value is a general deduction from a number of varied transactions, and individual results may be misleading.

4. Valuation is essentially effected by comparison, first for resemblances to establish the class, then for distinctions to differentiate in that class.

5. It is more convenient to discuss valuation in terms of rent and years' purchase than by reference to opinions on the fabric.

6. The use of devices such as the special contingency deduction, whereby the valuer may correct errors due to the necessary use of exact rates per cent or years' purchase, is legitimate.

7. There is a degree of risk appropriate to every rate of income, and so long as that rate is adopted it is not permissible to reduce the risk by excessive allowances.

8. The value of land and buildings in combination is not necessarily the sum of the values of the component parts taken separately. The difference is partly attributable to the enterprise of the person who combines them.

9. The difference between the value of land, considered as wholesale, and its value considered as retail, is the economic return to the person whose enterprise furnishes the convenience of the small parcel.

10. The obligation to maintain buildings, whether it arises from covenant or considerations of economy, damps the rise in value of the site.

11. It is possible for a rising market to counterbalance the effect of a deterioration in fabric or of a diminution of a leasehold term, and for a falling market

to counterbalance the effect of a physical improvement in the property.

Mr. E. J. Harper (Fellow), said it was his privilege to propose a hearty vote of thanks to Mr. Loban for the Paper he had just read, and in doing so there was only one small fact which in any way served as a drawback from the intense pleasure with which he did so. He believed it was divulging no official secret when he said that it was originally intended that his friend Mr. Howard Martin should move that vote of thanks, and he could not help regretting his absence on that occasion, because there were few members of the profession whose views on a subject of the kind in question he should value more highly than those of Mr. Howard Martin.

The President of The Institution was kind enough at the opening of the Session to offer some commendatory remarks of the Department to which Mr. Loban and himself had the honour to belong. He ventured to submit to them that the Paper which had been read that night was a strong piece of evidence to justify the position which the President was then generous enough to take up.

They were all indebted to Mr. Loban for bringing before them the scientific side of the business upon which they employed their lives. That that was a true statement of the case was evidenced by the fullness of the room that evening. As a matter of fact they were all for the most part too busy with the actual practice of valuation to have time to study the principles upon which it was or should be based, and that was their reason for feeling that Mr. Loban had made a substantial contribution to their knowledge of the work that they did and the way

in which they did it. He had attempted in his Paper to reconcile practice with theory. He was not content to know how to make a valuation; he wanted to know, and he wanted them to consider, why they should make a valuation in the way they did. The way in which he had illustrated his views by diagrams was one which would, he thought, commend itself more fully to their minds when they had the opportunity, as he hoped they would, of seeing the diagrams in the *Transactions* side by side with the Paper, and he should not attempt to go in detail into those diagrams that night.

Greatly as he would urge upon all members of the profession, especially those who had recently entered it, the advisability of studying the points of valuation systematically, in the way that Mr. Loban had done and in other ways, there was yet a warning note to be sounded. In contemplating those beautiful diagrams one might get too far away from the actual practical consideration which they had every day to determine, namely, "How much would the property fetch?" Provided they always had that question at the back of their minds, nothing but good could come from the study of the scientific side of the question with which Mr. Loban had dealt this evening. Another warning note might, perhaps, take the form that valuation, whether they called it an art or a science, was not exact in the same sense that, for instance, astronomy might be called an exact science. Astronomers had been able tell to a second when the shadow of the moon would impinge upon the edge of the sun during the recent eclipse and, with equal certainty, when it would pass away; there was no such happy possibility before the valuer. He had difficulty enough to make up his mind as to what was the present value, but if he once entered on the realm of

prophecy and attempted to say what it would be in twenty years' time he was sorry for him.

There was one point in the Paper as to the non-use of tables in the creation of market values to which he wanted to enter a slight *caveat.* It was true to say that many property dealers did not use the tables, but then there were many belonging to their profession who certainly did not disdain those aids to calculation, and therefore to some extent tables did enter into the composition of market value, created of course by the speculator who did not desire to use them. He thought one very important moral might be drawn from the difficulty placed before them—the hopelessness of discussion with a surveyor who had made up his mind as to a value, and who felt in his own mind that he was right, but who was unable to discuss or give reasons for his opinion. That man's judgment might be just as good as another's, but where he failed as a surveyor was in the witness box, and in the witness box, as so many of them knew, were spent some of the most keenly pleasurable moments that a professional man can enjoy. He did not say that every moment in the witness box was pleasant. No doubt, were he to venture on such an observation, there were plenty of Members of the Bar, not unconnected with their Institution, who would correct him.

Another point which interested him particularly was the way in which Mr. Loban connected the different values and deductions from rent with the years' purchase in considering the question of security. In one part of the kingdom, at any rate, and it might be in others, there was a practice of taking a short cut by using a multiplier applicable to the gross rent. That might save time, but he (the speaker) did not think it was likely to give entirely satisfactory results; certainly not in those cases

where the outgoings were liable to any material fluctuations. He thought that a valuer, however experienced and eminent he might be, was not so sure of arriving at the true value of a property let at gross rents if he applied a multiplier to those gross rents straight away, as he would be if he made all the deductions which he could reduce to their annual equivalents and then capitalised the net rent.

He had often heard the view expressed that it was impossible to value certainly within 5 per cent. Well, it was a very dangerous thing to make general statements. They must always remember that circumstances altered cases. With a ground rent not exceeding the true value of the land fairly well secured four or five times, it was not difficult for a surveyor to value the ground rent, provided the reversion was sixty or seventy years off, within a narrower margin than 5 per cent. up or down. Then, on the other hand, if they took land at present used for agricultural purposes, but which might in ten or fifteen years become ripe building land, then possibly their 5 per cent. margin up or down was not wide enough.

On the question of wholesale and retail price they had had a very interesting exposition of the business of the land speculator, or land developer as he would prefer to call him, but he did not know whether Mr. Loban intended them to understand that the whole of the difference between wholesale and retail price was thus accounted for. If he did, he submitted that that was not the case. Take, for instance, a building estate which had been fully laid out. If the owner had an offer for the whole of, say, 100 plots in one or two roads; if he were a wise man, he would accept from a single purchaser for the whole 100 plots a price at a lower rate per foot

frontage than he would take for any single one of those 100 plots, and that difference between wholesale and retail rates was one that never could be eliminated.

Another point he wished to remark upon was the theory that the building owner, whom he took to be the man who wished to buy the building when it was put up or who wished to put up the building when he had bought the land, would pay something over and above the value of the land plus the expenditure upon it, and this addition, generally speaking, formed the speculator's return on his enterprise. The amount might vary, and there were exceptions, for the builder would not pay the full amount that had been expended by the land developer if he could get what he wanted somewhere else at a lower price, and he had known, and no doubt many in that room had known, estates of building land fully laid out lying for many years awaiting the building lessees who never put in an appearance. In those circumstances it was not safe to assume that the gross cost of the land to the speculator, plus the risk and cost of developing it, could always be taken as the minimum value. The value of the land, after all, as Mr. Loban had said before, was what it would fetch and not what it cost.

The question of the gradual deterioration of the building was interestingly dealt with, but when Mr. Loban pointed out that an owner could not afford every ten or twenty years to scrap his property because it was not quite up to date, there was one development of property which he would just like to mention in supplement of his remarks, and that was the conversion of private houses into shops. There they had an illustration of the way in which a building without serious sacrifice to structural value might be converted to a higher use,

and in that way utilise the growing value of the land for business purposes in a way that the unaltered structure never could, and that gave rise to an interesting problem of value.

The value of a site as a shop, and the value of a site as a private house in the same locality, generally bore a constant relation one to the other; yet could it be said that when a private house was converted into a shop in the locality, the value had gone up, say, from 7*s.* a foot frontage to 15*s.*? Obviously values did not move so rapidly as that, and the fact was the value of the site had been steadily growing, but the growth of value had been "damped down," to use Mr. Loban's phrase, until the right point came when it paid the owner to put in a shop front and reap the full advantage of the increased site value.

The value of a structure might also increase beyond its original cost apart from the question of consolidation and drying out. Take, for instance, the case of a building erected at a time when prices of materials were low, and where immediately after it was erected prices of materials went up and the wages of labour increased. In those circumstances the value of that building was greater than the actual sum expended to produce it, for the simple reason that if one had to reproduce it under the altered conditions it would actually cost more.

He (the speaker) thought that he had said enough to evince his great interest in the Paper. He did not wish to stand between the Meeting and its fuller discussion by taking up more time, but he could not close without reverting once more to the high appreciation which it seemed to him the Paper ought to receive for the amount of study which in the intervals of a very busy life Mr. Loban had brought to bear on the

subject, and for the excellent way in which with brevity and polish he had prepared his Paper, and for the admirable manner in which he had brought it to their minds by his excellent delivery.

Mr. J. G. Head (Fellow) said he was proud to have the privilege of seconding the vote of thanks to Mr. Loban for his excellent Paper, and he knew that he should carry the Meeting with him. He was sure all had admired the analytical skill with which the economic side of the question had been treated both in the Paper and in the graphs which were before them. Like Mr. Harper, he thought he should be able better to say something about them when he had had an opportunity of examining them, but the Paper contained very many points of practical interest, and to those he would confine his remarks. One of the most obvious, but at the same time most useful, was the warning which their lecturer had given to the inexperienced against confounding the use of the tables with the art of valuing, for, as he had pointed out, the valuer who simply took every leasehold house on a table which he understood applied to leaseholds would be a danger to himself, to his client, and to The Institution.

They would thoroughly agree with that warning, but he (the speaker) was not quite sure that they would all go as far as Mr. Loban in consigning the tables and the rate per cent. to the limbo of the unpractical. He read, for instance, that "rates per cent. and the years' "purchase were simply convenient categories or pigeon-"holes into which results might be thrust for future "reference." Again, "so far as a value was established "by the custom of dealing, the tables had nothing "to do with it." He would like to say a word or two

in defence of the tables and of the rate per cent., because if by the words quoted it were intended to indicate that there was any basis for fixing a value other than the rate per cent. which the income would pay upon the capital invested, he thought the remarks were unsound. Land and real estate were just the same as any other investment, and were subject to the same rules. Every investment therein would be compared with the perfect security of which Mr. Loban had spoken, the qualities of which, as applied to real property, were security of capital, security of income, and absence of trouble in the management. Every investor looked to those points when considering an investment, whether it were in stocks or shares or in real property, and that was the actual test to which an investment was put when it was considered by the purchasing public.

Mr. Loban stated that the dealers determined the market price, but that was hardly the case. The dealer, of course, knew the market price, but by the nature of his profession he had to buy below that price in order to sell again at a profit. It would be more correct to say that the market price was fixed by the purchasing public, and he submitted that they were influenced almost entirely by the rate per cent. which they could obtain, the market price varying just in proportion as the security approached or departed from the qualifications of the perfect security that he had mentioned. Take as a concrete instance the case of an investor considering through his valuer the purchase of a house. He would take the rents arising from the property, deduct the outgoings, and allow for contingencies. Having obtained a net rent he would consider what rate per cent. a property with such advantages or disadvantages should command, and then,

and not until then, he would apply the appropriate table. Property purchased for occupation was perhaps a little different, and frequently the price paid would seem to upset their ideas as to the rate per cent. which such a security should command; it might appear at first sight as if the purchaser were guided by some consideration other than the income derivable from the property bought, but when they looked into it he thought they would find that was not so. They would notice, particularly with regard to new houses, that the novelty and freshness were attractions, the buyer having his inclination at once enlisted by their presence. Then again, he would be his own tenant, and since he could not lose his own rent there was a risk removed in that direction, and the security was improved. Consequently he was content with a smaller return for his outlay, and the price went up accordingly; obviously, therefore, he also was influenced by the rate per cent. obtainable.

He (the speaker) admitted, of course, that such a process was not always gone through in detail, because previous valuations on the part of the particular surveyor might have enabled him to fix a point beyond which he need not go in his calculations, or to establish a standard of comparison which would enable him to make the valuation without any calculation other than that of comparing the property with one that he had already valued. Nevertheless the process had been gone through at some time, and therefore, in effect, it was gone through every time. The valuer's task was to assess with regard to each particular property how near that property came to the typical one, and to make an appropriate allowance.

He felt that in every case interest on capital was the actual basis upon which value was reckoned, that it

was the ultimate consideration which determined the market price, and that no other basis of calculation was possible. They would not be surprised after that to hear him say that he did not agree with the remarks of the reader of the Paper as to the non-usefulness of the dual table.

He might say personally he had it constantly in use. If a client wished to know what income a property would yield him, it was misleading to tell him that it would pay him 8 per cent. if they knew that such a result could be obtained only by reinvesting the sinking fund at 8 per cent.; the dual table must be used showing him what net rate he would receive after deducting a sinking fund which should be invested at a reasonable figure.

He was quite sure that others would speak upon this point, and therefore with those few remarks he heartily seconded the vote of thanks to Mr. Loban for his excellent Paper.

Mr. Richard Parry (Fellow) said that he was agreeably surprised when he received a notice stating that a Paper was about to be read by a Member of The Institution on the principles of valuation. He had for many years searched for a book dealing with the real principles upon which valuations for various purposes should be based, and had not found one. He did not wish to pose as a valuer of the experience of many of the gentlemen in the room, but he had at least learned that the formulation of principles must be the work of more than one man. He had come to the conclusion that the only place in which the true principles were ever likely to be established was the hall of The Institution. He appre-

ciated Mr. Loban's Paper particularly, because it dealt with some *principles,* and he had been extremely interested in hearing the Paper read. He thought Mr. Loban had exhibited great pluck in writing a Paper dealing with the subject. When a young valuer came in contact with an old one the younger generally got the worst of any attempted argument, because the elder would know by some kind of instinct what the property was worth, although he might not be able to analyse his result so as to show how he arrived at his figure, and the younger man in such case had to give way, because his experience was likely to be less than that of the older man.

He considered that valuers must learn their subject by studying principles and methods as well as by experience. It was not sufficient for them to wait until they were old so as to gain their knowledge by experience only. They must have something in writing to read, or go to somebody to be taught. If in Papers read before The Institution some of the principles of valuation could be laid down a great deal of good would be the result.

He had, however, one or two criticisms to make on the Paper. In the first place it contained no definition of the word "value," and it seemed reasonable to expect that a Paper dealing with principles should contain in it some indication of what was meant by the term "value." That word was always used by a surveyor to denote a money figure relating to a property, and that money figure represented the value of the property for a particular purpose. In making valuations for various purposes the figure would not always be the same. He did not think that a valuer would of necessity put the same price on a property for each of the following

cases: (A) The total value under the Finance Act; (B) the value for mortgage purposes; (C) the value to an owner who, in straitened circumstances, found that he must sell his property; or (D) the value to an owner whose property was about to be taken under the Lands Clauses Acts.

He considered that the way in which Mr. Loban split up the value of a property into various parts was very instructive, and the diagrams most interesting, although they would require careful study really to appreciate them.

The other point upon which he wished to criticise the Paper was that of Mr. Loban's condemnation of the use of valuation tables worked out on the dual rate per cent. method. In the Paper it was admitted that an important use of valuation tables was the help they gave to a valuer in comparing the value of one property with that of another. The tables were, as everyone knew, used for determining the value of a property producing an income for a definite period. By means of tables a capital value could be assigned to a given net income, or an appropriate income could be assigned to a given capital value, when a rate per cent. had been determined upon according to the class of investment and the term of the income was known. This part of a valuer's work could not be done without tables. Mr. Loban advocated the use of the old-fashioned tables of compound interest, according to which it was assumed that a sinking fund could always be invested at the same rate per cent. as that at which interest was expected on capital.

He also stated that "It is not so certain that reinvest-"ment at very high rates per cent. does not actually take "place." If the principle involved in that statement were correct valuers should discard Inwood's tables and adopt

Lieut.-Colonel Oakes' tables of compound interest, which gave the years' purchase on that principle for every $\frac{1}{8}$ per cent. from $\frac{3}{4}$ per cent. up to 10 per cent. Inwood's tables, however, were undoubtedly used in practice by the valuer, because they contained, for a fair number of cases, the figures representing years' purchase worked out on the dual rate principle. He considered that it was only possible to compare the value of one class of investment with another (when each was of limited duration) by adopting the dual rate method, because the investor would always want to know what rate of interest he would get on his capital, and the true rate could not be determined by the old tables of compound interest.

The values of investments other than land and house property were determined upon a rate per cent. basis. If the income were permanent the need for the use of tables did not arise, for example, in the case of consols, railway stock, &c.; but if the income were receivable for a limited period, as in the case of an investment in a mine (which must eventually be worked out) the investor would require his capital returned at the end of the life of the mine. Mining valuers had, of course, realised this fact.

They had to deal with rates of interest expected on capital very much higher than those obtainable from ordinary properties, and consequently an error in a value made on the old compound interest table was in the case of a mine very much greater than it would be in the valuation of a leasehold property, as in the latter case the interest expected on capital would be much nearer that at which an annual sinking fund could be reinvested.

This was proved by the fact that mining valuers

could not even use Inwood's tables, because they did not include the figures of years' purchase worked out on the dual rate principle for higher rates of interest on capital than 10 per cent. They used Hoskold's tables, which were all based upon the dual rate principle and gave the years' purchase at rates varying from $3\frac{1}{2}$ per cent. to 25 per cent. for interest on capital, and from $2\frac{1}{2}$ per cent. to 4 per cent. for redemption of capital.

The fact that mining valuers had realised that a valuation of an income receivable for a limited period must be made by allowing for redemption of capital at a rate per cent. at which it was possible to redeem it, in order that such valuation should show a given rate per cent. on capital, supported his contention that the dual rate principle was no fallacy, and that it was the only proper one for the surveyor to adopt.

Mr. R. W. Harper (Associate) said, as one who came there that evening to sit at the feet of the Gamaliels who taught there, he must confess that when he saw the charts, and when he took up the Paper and glanced hastily over it before their friend Mr. Loban commenced to address them, he was perfectly astounded at the amount of misery which he (the speaker) must have caused to many Members of their Society in his time upon the brief occasions when he had had an opportunity of speaking to them across the table.

He had put questions to them which must have led to a mixing up of ordinates and horizontals which must have put them to a degree of mental torture to which their smiling features (and he saw some before him then) never gave the slightest cue! Seriously, it did seem to him rather like going back to one's under-

graduate days to find that an attempt should be made to reduce valuing, and the principles upon which valuing should be based, to what he might term an exact science.

He could understand the necessity for the student to undergo a course of rigid training and mental discipline such as was involved in the rules laid down in the Paper, but that he should in actual practice attempt to put those rules into exercise appeared to him inconceivable; and he was, therefore, certainly relieved to find that Mr. Head, for one, had not gone through that process in the evidence that he had given in the witness box, but that he had adopted some of those short cuts which he (the speaker) thought had by common consent almost become classical. He was glad to think that while he recognised that the principles laid down by Mr. Loban might be perfectly sound and right, yet after all there were persons strong enough not to put them into practice. He remembered what was said to him in his undergraduate days, when he went to his coach, and said that he found curve-tracing difficult. Mr. Routh looked at what he had, turned it over, and said it was very pretty, but that life was not long enough to deal with it. That was what seemed to him the difficulty of dealing with valuations as an exact science. He was inclined to think that the valuer who drew upon his experience as to the character of the property was most likely to be correct.

He (the speaker) had seen an Ex-President of The Institution, bearing a very much honoured name, tap his forehead when asked, "Where did you get that from?" Everybody knew his experience; everybody knew his integrity; and one could not get away from his figures backed up in that manner. Therefore, he thought it

was better to rely upon a man's own knowledge of his subject than upon any artificial means such as that suggested. He spoke with all due respect.

He confessed that it seemed to him almost impossible thoroughly to apply the rules set out by Mr. Loban until either the millenium came or the Finance (1909-10) Act, 1910, had been in operation for some fifty years and a record of values had been collected which would enable those curves to be plotted out. He feared, however, that it would not then interest many of those present that evening.

At the present moment it seemed to him very much like it was when some time back they had had a Paper on "The Conservation of our Water "Resources," where the author advocated gaugings being taken out all over the country in order that water supplies might be allotted to the people fairly entitled to them. The difficulty was that long before any of those gaugings could be of practical importance the subject would have ceased to be of any importance at all, because every source of supply would have been taken in hand by some authoritative body or other and utilised, so that they would still have to disturb existing conditions to alter it in any shape or form.

When they were speaking of the case where the value of the land uncovered might be greater than that of the land with buildings upon it, it appeared to him that they were starting very much on the lines of the case under the Finance Act which was recently before the Scotch Courts, where serious arguments were put forward by the Inland Revenue that it was possible for the site value of the land to be a minus quantity. The Scotch Courts had not confirmed that view. He confessed himself that he did not understand a minus value, and

seriously he hoped they never would have to try to understand it, because it was beyond human conception, and could only mean that the ownership of land was a burden.

It was always a pleasure to him to be present at Meetings of The Institution, and he had heard very many different views expressed, but he had never yet heard any man start upon or use any such principle as was laid down in the Paper. It appeared to him to be unsound to separate things. What they had to value was the actual property in the market. If, for instance, it was a piece of land, it was not the land cleared from all incumbrances that was in the market, but it comprised whatever buildings were upon the land. The man who took it had to clear it if he wanted to put it to another use.

There would somewhere or other be found a person who would pay so much cash for the property, and when they had found the person who would pay the largest sum they had the market value of that property. That was the value they sought, and to say that they had to go back, in estimating the value of that land, to what a dealer would give for it, appeared to him to be degrading the valuer to the level of the man whom people were rude enough to say formed part of the ring operating in the property market. The standard by which the property was to be valued was rather that of the outsider who came in with the legitimate demand, not intending to sell straight away to somebody else, but intending to deal with the property, to use it for some purpose of his own, and so help forward the development of the district.

While he had said that he hoped that nobody would think he did not highly value the Paper which had been

read that night, and that he did not recognise most fully the industry which had tempted anybody into such a region. He envied the skill with which the lecturer could evade difficulties, and the charming manner in which he had deduced for them upon paper, documents which he felt sure, as he had said, when the valuer of fifty years hence came to deal with the matter, might pehaps be employed with great advantage; which might lay down the principles of a new science, entirely cutting out the crude notions about land values upon which they had been acting for so many years.

Mr. CUTHBERT J. LAKE (Fellow) said that the subject of the Paper that evening was of such varied interest, and had been dealt with so ably by Mr. Loban, that he submitted it was a matter that should be discussed at a future Meeting, and with their permission, he begged to move the adjournment.

The CHAIRMAN said he quite agreed as to the advisability of allotting another evening to the discussion of so important a subject, and they would therefore accept Mr. Lake's proposal, but before they parted that night he should like to put the vote of thanks proposed by Mr. E. J. Harper, and seconded by Mr. Head, to Mr. Loban for his admirable Paper, which they all would be very interested in reading again.

The vote of thanks having been put to the Meeting, and carried unanimously,

MR. LOBAN said that as he understood that at a later date he was to have an opportunity of replying or

endeavouring to raise a shield against some of the lances and shafts which had been directed against him, not merely from members of his own profession but from gentlemen of the law, he would not detain the Meeting then, but he wished very heartily to thank them all for the kind and sympathetic way in which they had received his Paper, and he was sure that he would look forward with as much pleasure as any one in the room to the continued discussion upon it later.

AT

THE ORDINARY GENERAL MEETING,

Held on Monday, 13th May, 1912.

W. Edgar Horne, M.P. (President) in the Chair.

Mr. Cuthbert J. Lake (Fellow) said that with so important a subject as the one before them one would have anticipated a larger attendance, but he sincerely hoped they would have a good discussion nevertheless.

He was glad to associate himself with the previous speakers in their expression of indebtedness which all Members of The Institution must feel to Mr. Loban for the bold and practical manner in which he had dealt with those valuation problems. His Paper was a convincing condemnation of the statistical method of valuation. Valuation was not a science, and in many cases it was more a knack than an art, and statistical generalisation was a pitfall invented by a school of genius which realised that the general public had a sluggish imagination.

The first qualification required from a valuer was the possession of a practical imagination, and unless a man possessed that faculty of imagination to a considerable degree, he would be wise to avoid the profession of valuer and become a statistician who did not require that faculty to anything like the same extent. He was a Fellow of the Statistical Society for some years,

and whenever he sought light from statistics he always found himself quarrelling with the foundation upon which the statistical structure was reared.

The qualification needed might be described as a controlled imagination supported by skill in the use of the technical implements. With some that was a natural quality, but with most of them it was an acquired one, and each cultivated it in his own way. Very few could form a true judgment without considering prices actually obtained in open market and rents obtained for free lettings, but most of them found that on making their first rough survey of a property they gained an impression of the value, and that first impression was usually a sound impression, and they would be wise to register it and to go back to it after they had gone into figures and weighed, and accepted or discarded, the possibilities, the probabilities, and the actuarial side of their calculations. That was peculiarly so in the case of mortgage valuations where the valuer had everyone against him to warp his judgment There were very few fixed rules for valuations, but to register a first impression was one of them.

Another was to inspect very thoroughly every part of every property which one valued, and to retain in the mind anything one had seen, so that one formed a final opinion with a comprehensive and proportionate knowledge.

A third rule was never to be ashamed to consult a brother surveyor or anyone else on any point upon which they were not thoroughly satisfied in their own mind. In short, valuation was the exercise, in relationship to property, of that rare sense called common-sense.

He shared with the previous speakers the view that the tables were merely a convenient method of ex-

plaining and justifying one's results, and he thought that the dual tables were seldom used except in the purchase of improved leasehold ground rents, or by a corporation purchasing a leasehold interest in a property and desirous of providing a sinking fund outside its own business.

It was impossible to touch upon the subject without referring to the Finance Act, and he ventured to think that Mr. Loban's Paper was a condemnation of the Government valuation methods which, generally speaking, were of necessity more mechanical than the methods which the varying conditions of the property market required. The arbitrary directions given by the Act handicapped Government valuers at every turn, and if time proved it to be workable it would be entirely due to the assistance received from their able and courteous colleagues in their endeavour to mingle common-sense with applied mathematics.

He found himself quite unable to agree with one of Mr. Loban's statements where, at the top of page 447, he put forward the suggestion that "values are established "by the operations of a comparatively small number of "dealers, with whom experience takes the place of "tables." That was totally at variance with his own experience, and he trusted that others would deal with the point. The usefulness of the dealer to the community appeared to be limited to the fact that he was a man who was prepared to give a cash price for a commodity not having a ready sale with the reasonable anticipation that, by holding for a more or less limited period, he could, with his special knowledge of particular classes of buyers, his financial advantage in being able to hold, and his peculiarly persuasive gifts, eventually gain a profit for his venture. He was in the position of

any retail trader, and was entirely dependent upon the demand which came from the community at large.

He ventured to put forward the view that, speaking in general terms, values were established by the general condition of the investment market as a whole. A capitalist was, in fact, a moneylender, and he lent his money to the State, to municipal authorities, to great national undertakings, to trading concerns of all sorts and descriptions, and, amongst those trading concerns, to the business of property owning. The property-owning business had its debenture issue, and they called their debentures "mortgages," it had its preference shareholders, and they called the preference shareholders "landlords," and it had its ordinary shareholders, who might be the occupiers or lessees who sublet at full rack-rents.

The ordinary shareholders, like ordinary shareholders in all trading concerns, ran the greatest risks and gained the greatest remuneration for their money and labour, and were first hit by any burdens which the community, imperial or local, placed upon him.

At the present time the property market was under a cloud, for the general public had not yet got used to new conditions. It had, moreover, been frightened by both political parties and, in London particularly, by the disastrous results of inconsidered speculations of great magnitude, and it was the venturing public, the tradesman in land and its interests, who had suffered, rather than the mere capitalist, who had, in fact, been rather benefited because he had got a better rate of interest for his money. The property market had also been hit by the more active demand for money on the part of other trades, but not to the extent frequently claimed.

Quite apart from the broad financial element was the personal element in the value of property, and that was even more sensitive. The character of the people attracted by the position or by the appearance of a property was not lost sight of by any valuer valuing shop property. As an example. It was known to every member that there was a south aspect to almost all the best shop markets in the metropolis where custom was drawn by a display in the windows. The reason, as they knew, was that most of the retail buying was conducted by women, and if they were standing about looking in at shop windows they naturally preferred, on account of the English climate, to stand in warm sunshine rather than in cold shade. The value on the shady side of the road was rather a reflected value, and most of the shops would be found to be of such a character as did not demand special shop window show.

If one were valuing one of those beautiful, creeper-clad country residences, so well known to all, and one found that the creeper was unduly luxuriant, a little imagination and knowledge of gardening suggested a very thorough inspection of the sanitary system.

A railway extension or a tramway extension suggested an alteration in the value of land which had hitherto been semi-agriculture. And so, on every hand, the possibilities and probabilities should crowd into the valuer's mind.

All valuations were made in contemplation of a buyer of an interest in the property. How many buyers were there, and when would they be wanted?

Those classes having the less valuable use for the property were discarded, and those with the more valuable use were taken into consideration.

In valuations for mortgage they had to consider the circumstances in which the security might be thrown upon their hands; in valuations for immediate sale, the buyers at the present time in the market. In valuations for sale at leisure, the prospect of a demand for special purposes, and in valuations under the Finance Act they had particularly to consider that moment in the future when the valuation would prove its usefulness.

There was one thing which Mr. Loban had not touched upon which was both homely and commonplace, and therefore so important that its neglect was the cause of most of the valuation howlers which ruined honest valuers. If a valuer did not see his problem clearly in his mind, let him wait until he did before he signed his report. Many a tired valuer worn out by a hard day on a hurried valuation had bitterly rued the fact that he did not keep his client waiting another twenty-four hours for that report, which, if reviewed with a fresh mind, would have been revised.

The whole question of valuation seemed to him to be one of ordinary common-sense. Valuation dealt with a subject as wide as humanity, and a valuer therefore had to know men as well as matters. It had lately been thrust down the throats of most of them, particularly the younger men, of whom he was one, that valuation was purely a matter of tables; that they had to show a stock rate of deductions and a more or less conventional multiplier. If one went to the older men they found few of them worried much about tables; they dealt first with the practical and then with the human side of their valuation problems; they then took into consideration the condition of the premises; and finally, having prepared their valuation, they looked up the table and saw what table applied and used it as a check.

He ventured to think that the older system was in the long run sounder than the newer one—to take a problem in the broad first and then to work down to mathematics—and if they did that he thought they would find their valuations became easier and more interesting to themselves, and more satisfactory to their clients.

He was sure they all of them thanked Mr. Loban very heartily for bringing to their attention the broad problems of valuation, and they knew from the able Paper that he had read that he would go far, and they would see him in a far more exalted post in the future.

The Secretary read the following communication from Mr. A. Laurence Cox (Fellow), who was unable to be present at the adjourned discussion :—

I cannot agree with the author's treatment of the case of the block of fifty freehold cottages referred to on page 426. As he points out, the income to be capitalised should be the net annual income, and in this case he apparently estimated it to amount to £300. He capitalised this net income at fourteen years' purchase, or, say, 7 per cent., probably a correct multiplier for normal property of this class. The fact that the actual average net income only amounted to £210, thus showing considerable overestimation on his part, does not, in my opinion, justify his subsequent change of front on the question of the basis of capitalisation.

His contention that because the opposing valuer produced exact figures refuting his own estimate that therefore the property must be regarded as being a 5 per cent. investment in lieu of his previous opinion that it was a 7 per cent. investment is somewhat extraordinary,

and it also seems curious that property of this type producing a net income of only, say, 1*s.* 7*d.* per cottage per week (owing to heavy losses from voids and non-payment of rent) should be regarded as being worth twenty years' purchase. One wonders whether provisional valuations would be treated so generously.

The diagrams indicating the movement through the centuries of certain land values in Kensington, and the relationship between the various factors comprising property values, display to my mind a somewhat misplaced ingenuity, for they appear to be based upon more or less fallacious premises, and one cannot therefore accept them as being of real practical value. The variation from time to time of the market value of Salmon & Gluckstein's shares does not, for instance, necessarily bear any relation to the value of a particular property.

One is glad to hear an official valuer accept the principle, set forth on page 444, that the value of a building *qua* building may increase by reason of greater market activity and *vice versa*. That this is so is obviously the case in connection with manufacturing (especially textile mill) and other premises, but the principle has not hitherto been generally conceded.

I cannot follow the author in his statement (page 445) that land plus buildings may under certain conditions be worth less than the land only, in other words that the buildings have a "minus" value, if he applies it to unrestricted and unfettered land, except in those unusual cases where the cost of pulling down the building and clearing the site exceeds the value of the building materials, and in any event this could not be of considerable moment. Under the 1910 Act, it has, however, occurred in a case with which I have been connected

that buildings only have been officially valued (*i.e.*, difference between gross and full site values) at a greater sum than the same buildings plus 27 acres of land (*i.e.*, agricultural value), a curious anomaly.

Mr. E. W. Rushworth (Fellow) said the Paper had at any rate produced a difference of opinion amongst the Members, which was always a very useful thing as an aid to discussion. For his own part he found himself diametrically opposed to Mr. Lake in his ideas as to the correct use of the tables, and that being so, he was also in opposition to Mr. Loban when he said that it was a fundamental fallacy to think that the correct use of the tables was valuation.

After all, the correct use of the tables was a process of arriving at the value, and he thought that the learner who was referred to in the Paper, as well as anybody else, might be forgiven for considering that a process of arriving at the value was very much the same thing as valuation.

Mr. Lake and Mr. Loban would seem to think that the majority of experienced valuers looked at a property and made up their minds that its value was a lump sum, and, having decided in their minds that a lump sum, say, £4,000, represented the value, they then accounted for it in some such way as the following. They said, "I think the value of that place is £4,000. "I know the rent is £200 a year, £200 into £4,000 goes "twenty times, therefore it is worth twenty years' "purchase. When I turn to Inwood's tables I find "twenty years' purchase for perpetuity is the 5 per "cent. table; therefore I value that property on the "5 per cent. table." He did not think the majority of valuers set about their work in that way.

When Mr. Lake said that it was the way in which the old generation went to work he was against him again, because he had worked with some very old gentlemen. During the best part of his learning days he was with a gentleman who would now have reached the ripe age of 107 had he lived, and he could assure them he had not valued in that way, but had first satisfied himself as to the rental value of a property, and then from his experience had decided on what table property of that sort was generally realisable, and, when he had satisfied himself on that, he had applied that table to the rental value. Of course he assumed that in every case the valuer took into consideration the question of whether the rent was a strained or an easy one, whether the tenant was well-to-do or shaky, or whether the structure was sound or failing. Having taken all those points into consideration he maintained that the foundation of the valuation was often the proper and correct use of Inwood's tables.

With regard to another method of valuation, that was to say the method of valuing at so much per superficial foot of the ground area, of course one could not afford to ignore that principle in dealing with a building site; indeed, it was sometimes a very useful check in dealing with the question not only of building site but of land and buildings, although in the latter case a good deal of judgment and discretion were required. But he did think that there, perhaps, the method was originally arrived at by what Mr. Loban called a back sum. Probably valuers, finding that pieces of land of different sizes realised certain prices, wished if they could to bring them to some sort of common denominator that they might apply to the next piece that turned up. Then, perhaps, a valuer set to work and reduced every

case that came before him to a price per foot super. Having done that, in the course of time he began to find by comparison in certain localities that he could arrive more or less nearly at a standard price for a standard piece of land, say a piece 20 feet by 40 feet, to which he could compare other pieces which were different sizes and different shapes. Most of them, he supposed, had gone through that process at some time, and very interesting it had sometimes been to him to see the effect that a difference of shape or difference of proportion of frontage and depth had upon the price per foot of land in the very same street, almost within a few yards. But there came a time, even with that valuer, when he stopped working that sum backwards, and having computed the area and satisfied himself by his experience as to what land in that locality realised, he boldly took so much per foot and applied it to that area and valued in that way; just as another man took the annual rental, and having taken into consideration all the factors he had mentioned already, and having weighed them well, applied the table that his experience told him was the correct one, and did by means of that table, he maintained, value the property.

He begged to thank Mr. Loban for an interesting Paper.

Mr. W. T. Creswell (Fellow) said he took the view of Mr. R. W. Harper, that life was somewhat too short even to discuss much that was in the Paper, and any remarks therefore which he had to make would be short indeed. It seemed to him likely to be of value to Members of The Institution as an academical thesis, though it claimed also to be somewhat practical. Whether that claim could be substantiated it remained

for those who were older Members of The Institution and more versed in valuations than he, to say.

He agreed that the tables must not be relied on altogether; there were other things necessary, commonsense, for instance, had been referred to, and knowledge of the district, also the advisability of consulting more experienced surveyors than oneself, who had kept a record of market prices within their immediate neighbourhood. If he might say so, he thought the Paper showed the wonderful accuracy of Inwood's tables. At the present time, especially in the midst of financial chaos, that statement might be questioned, because everyone must know that many properties now commanded a rental value which were unsaleable. Then again, there was the fact that when they valued a property and then came to split it up into parts it very often happened that the parts themselves presented a new value considerably in excess of their original valuation in bulk. The valuer was to be envied who could tap his forehead when asked "Where did you get that "from?"

Reference was made at the last Meeting to minus valuations. There were probably several in that room who could indicate rough land which was of a minus value, being so poor and valueless that the owner would be glad to give it, or, he should say, lend it to somebody to get it into real working order. But turning to building lands, minus values were surely found in connection with such sites—for example, corner sites, where they had a return frontage. Local authorities knew how, in many instances, they could not find the owners of such sites, when the question arose of "making "up," and they had therefore to deal with the matter under the Private Streets Works Act of 1892, if it

were in force. That surely was a minus value, though it was said at the last Meeting that there was no such thing in existence.

It was stated in the Paper that people always knew, more or less, what the rates and taxes were going to be, but as a member of an urban authority he could only say that if anyone could point to the particular district where the amount of such burdens could be foreseen they would have people flocking there to live. The cry was that the rates were always rising, and that the amount to be paid must therefore be uncertain.

One thing had always struck him, namely, how extremely difficult it was from a valuation point of view to convince an individual, the buyer it might be, that well-built property was best to purchase in the long run. The author rather put in a good word, if he read his Paper rightly, for the speculating builder, because he had evidently assisted many districts to grow, and, incidentally, taxation under the Finance Act. The deterioration of buildings might begin within about three years of completion in the case of speculative properties, but if that were taken generally he thought then it was hard on those who wished to invest in bricks and mortar. Whilst speaking he would like to add that he feared there were some responsible for carrying out the provisions of the Finance Act who thought that nobody knew anything about valuations except those whose duty it was to sell property; they totally disregarded the man who had to turn the land to the best account—the man who had to develop it. In his opinion he was the best judge of value.

In conclusion, he thought the Paper would be a great addition to the *Transactions*, and he could not refrain from asking if the Council were considering the

advisability of adding questions on the indicator diagrams to the examination syllabus; if so he confessed he was thankful that he had not got to go through the examinations again.

Mr. J. W. Tyler (Fellow) said before making the few remarks he had to make on Mr. Loban's Paper, he would like to add his thanks to those of other speakers for the time and trouble he had taken in preparing his Paper and the diagrams and curves that they had seen; not that he felt that those curves and diagrams were going to make him feel more qualified than he had been in the past to make valuations, or even less qualified, but still they served to concentrate their attention on the why and the wherefore of the practice, and to that extent they were certainly of value in the *Transactions* of that Institution.

Mr. Lake had referred to the statement in the Paper that dealers established values, and he entirely agreed with what he had said; he did not think himself that dealers did establish the values, but simply acted as go-betweens between subsequent purchasers, the real founders of values, and the vendors. In his opinion the ordinary public made the prices and not the dealers.

On page 423 of the Paper the author spoke of the question of the dual tables. He himself very largely used the dual tables. He considered they enabled one to make useful and proper comparisons between the subject with which they were dealing and other forms of investment. One could not go and invest small sums of money at 7, 8, or 9 per cent. compound interest to produce their sinking fund, and he thought, where the formation of a sinking fund was contemplated, it was

only right and proper to use the dual tables; he always did it himself, and should continue to do so. As Mr. Loban had said, it made no difference in the actual market price, but none of those things made any difference in the actual market price; they were simply means of making comparisons between one form of investment and another.

The question of agricultural land was not touched on in the Paper, which had been confined entirely to the question of building land and buildings, but agricultural land was a very important item in the valuer's work. They knew what effect seasons, foreign competition, railway rates, marketing facilities, together with labour questions, and so on, had on the value of agricultural land, so he thought they were things which should be alluded to in the course of the discussion on such a subject as valuation.

On page 425 Mr. Loban said the figure by which the net income was multiplied depended upon security. Of course, that was so, but it was very interesting to note what took place in different parts of the country with regard to the question of capitalisation. They in London were used to certain years' purchase with rates of interest for capitalisation, but if they went to other parts of the country they found they adopted quite different rates. Probably other Members who had dealings with property, say, in the North of England and other provincial districts would bear him out when he said they usually adopted quite appreciably higher rates for capitalisation. It was not at all an uncommon thing for cottage property to be capitalised at as much as twenty years' purchase of the net income. It was a thing they were not used to in London, but it was done in other parts, and they had to have regard to

that; they must look at every place they were in and see what was being done there, because after all it was the local people who were making the values. It was interesting to understand the reason for that, and it had puzzled him a good deal, but he thought it very largely came back to the question of security. The local people felt that the rents were less likely to fluctuate, that there was greater steadiness about the people who lived there, and perhaps they were not so migratory as they were in the neighbourhood of towns—that, no doubt, had a good deal to do with it. Then again, in the country they had not the same facilities for investment as people in the large city, being limited in their choice of investments and satisfied with more moderate rates of interest than the people were in the metropolis or such places as Birmingham and Glasgow.

The word "taxes" had been used once or twice by Mr. Loban in his reference to deductions. He thought they should note there that the income tax was not a usual deduction in arriving at values, as income tax was paid on all forms of investment, and for the purposes of comparison it might therefore be eliminated.

With regard to Diagram No. I. he did not know whether in compiling that diagram the author used merely the present money values or what he supposed to be the present money values of the land for fixing the length of his ordinates—he expected he had. That diagram rather stared them in the face when they were considering such questions as unearned increment; they ought to bear in mind that the money value to-day was very different from what it was, say, in the reign of Henry VIII., when Mr. Loban's curve commenced. In York Minster, when going over the place, he was taken round and shown the east window, and was told

that it cost £60, or something like that. That was an absurdly small sum according to their notions in the present day, something like one-hundredth part perhaps of the cost of what that window would be now. The same remark applied in a large measure to land, money values were not the true indication of the rate of the advance. In making comparison regard should be had to the purchasing power of money.

On page 432 Mr. Loban referred to the market cost of buildings, added to the value of the land. He thought there was a tendency in the Paper to confuse the question of cost with value; the two things were very different. A building might have cost a certain sum of money to erect, but it did not at all follow that that was its value; it might be far below that, or it might even be above the cost. On page 437, referring to the third element of value, appeared the following words: "They are, as will be seen, really attributable to the "person who unites the building with the land, though "the ground landlord is gratified to find that in some "mysterious manner a substantial proportion of their "value reaches his own pocket." Surely that proportion of the value was really inherent in the land value all the time, it was not something that had been, so to speak, unexpectedly gained by the ground landlord, it was there and always had been there, and in making his negotiations with the lessee he had that fact in mind, in fixing his terms. He did not think they were justified in looking upon that as a transaction which resulted in some unexpected gain to the freeholder. The value was there all the time, and it certainly was something which he had a right to expect. In the joint operation that Mr. Loban spoke of, the landlord might be taken to have contributed to it by providing the land, and he

was entitled to that part of the value which came to him.

Reference was made to the cutting up of land, a familiar process to many of them, but the Paper did not refer to the converse which took place sometimes, that was the union by throwing together of land, which resulted in values being realised which were not realisable before. He had a case in point in his mind at the moment where a gentleman bought rather a considerable block of land in the city of London which had only a very small frontage to two main streets, but between it and those main streets there were a number of small properties, and after he had obtained his large property he saw clearly that to complete the full development of this property it was necessary for him to acquire those smaller properties. He had to pay considerably more for them than intrinsically, and by themselves, they were worth, but he was justified in doing so, as it helped to increase the value of his land at the back.

He was then in the position that he had acquired those properties, but they were still disunited physically; they were there and waiting his making use of them when he thought fit to do so. How were those small individual properties to be valued? They were in the same ownership as the large property, and ought to be regarded as borrowing something, so to speak, from the value which they added to the land behind them. He did not know whether the Government land valuers would take that view, but it was a point which would have to be dealt with, and in his opinion they ought to do so.

Then again, in adding arable land to adjoining woodland, the value of the two together was not always the same as the two taken separately. If arable land

and a large area of woodland adjoining were sold separately the two would probably not fetch the same as if they were added together, because the sporting rights would not be so good as separate properties as they would be together. All such points were of great importance in considering questions of value.

With regard to Mr. Loban's Diagram III. he must say he could not follow it. He could conceive, and indeed knew of cases where land and buildings—land and very old buildings upon it—were not worth so much as the land without the buildings. He had cases in point where it was so undoubtedly, but he did not understand Mr. Loban's reference to covenants. He thought he was speaking of land free and unfettered. Where they had covenants they immediately fettered the land, and of course, until those covenants were removed, part of the value was not being realised; it was there if it could be realised, but it was not actually being realised. He did not understand that Mr. Loban intended to deal with covenants, he thought his whole basis was free and unfettered land. If they looked at the end of Diagram III. they would see the land value line went up to a point, very greatly above the curve of land and buildings; and the difference in money value between the land value line and the "damped" value line appeared to be some £2,200. He could not conceive of any such difference as that between the actual land value and the value due to the damping influence of the buildings. It did not seem to him to be possible. Surely the only difference between the two values must be the cost of removing the buildings, and perhaps a slight addition for interest on the capital while the ideal building was being erected.

Sometimes covenants actually improved the value of

land. Let them take a place like Eastbourne; some parts of Eastbourne would not have the value they now had without the existence of covenants, and the careful regulation that followed on them. On the other hand there were certain covenants in operation, even in Eastbourne, which held back the full realisation value of the land. Sometimes it cost something to get rid of those covenants, but it was not right to say that covenants always had a dragging tendency; he thought in some cases the reverse was the case.

Some one had referred to the highest bidder in the auction room as the person who fixed the value. He did not hold with that; it certainly was not so. He had had many experiences of having received bids for properties in the auction room far and away above their value, and he should never think of adopting them for the purpose of valuation. Generally speaking they had to find that medium line which only their experience in dealing with properties would enable them to do.

Mr. Sydney A. Smith (Fellow) said the discussion on the Paper had already covered it from the general standpoint, so that he did not purpose dealing with it as a whole, but only to take up one or two items which might usefully be referred to.

He heartily agreed with Mr. Rushworth that most properties were valued with tables. He did not believe in first impressions. He had had a nasty experience of them the previous Friday. He went to see a house which he had been told was freehold, but when he got back he was instructed it was held on a ninety-nine years' lease with only five years remaining to run. His first impression in that case was a very wrong one.

On page 419 Mr. Loban said: "One might ask who "are they and what is it that determine value. On "what principle is it that such and such a property is "bought at 4 per cent. one year and 5 per cent. another; "or why one class of property commands twenty years' "purchase of its rental, while another commands only "ten. There are a large number of men, chiefly "members of this profession, but including also many "that operate on their own account, who are always in "touch with the property market. . . ." Then later: "These men, whether acting forthemselves or for others, "are the property dealers, and I imagine that in the "long run it is what they do and what they abstain "from that creates a market." He thought there was a mixing up of individuals there. He did not think that Members in that room, who certainly were members of the profession, were *property dealers.* Perhaps other surveyors had a different notion of property dealers, but his idea was the sort of man who came to the mart, or to them privately, and was always willing to buy a property at something *below* its value. If that was a property dealer, that was not the man who set the standard of value.

At the bottom of the same page Mr. Loban said: "Now the property dealer does not work out with "tables the prices he will give for securities," and in the middle of the next page: "So far then as value is estab- "lished by the custom of dealing the tables have nothing "to do with it." He did not agree with that, as he had already said most properties were valued with tables, and if they and the clients they advised, set the basis of value, then he said that most of them did use tables; but if they descended to the property dealers, whom he rather regarded as a class by themselves, and said that

they were the men who set the scale of values, they in most cases, at any rate in London, used tables, even if crude ones, as without their use, or the use of some standard, they would be unable to make proper comparisons between one property and another. He thought dealers were rather the men who took advantage of the market, than the men who set it.

On page 422 Mr. Loban, in speaking of the multipliers in years' purchase said: "We may take eighteen or "twenty-one, but it seems like heresy to take nineteen "and one-fifth or twenty-one and three-sevenths years' "purchase." And again, at page 426, he suggested a method of valuation of property which formed an intermediate figure between the recognised number of years' purchase by treating it to what he termed a contingency allowance to permit of valuing on the basis of the lower rate. If he might add another method to those suggestions he would say a very convenient way of dealing with property of that sort was to value it according to the nearest recognised round-figure multiplier, and then to consider whether the property fell below or came above that value. Take the case of a property which Mr. Loban would value at nineteen and one-fifth years' purchase. It might be that the reason why he would not treat that income as worth twenty years' purchase was perfectly defined in his mind. His suggestion was that he should first of all capitalise the income at twenty years' purchase, and then examine the reason it was worth a little less. If the cause were a defect that was capable of being remedied it would be easy to ascertain the cost of removing it and to deduct the figure from the twenty years' purchase. If it were a general reason then a deduction might be made of $2\frac{1}{2}$, 5, $7\frac{1}{2}$, or 10 per cent., or some such figure, from the

otherwise value. He thought that was a more justifiable method of treating such valuations than those odd figures of years' purchase.

On page 425 Mr. Loban said: "The figure by which "the net income is multiplied (commonly called the "years' purchase) depends upon security. (*It also "depends on length of term, but not as a matter of "judgment.*") He laid stress on the words in italics as he thought that was incorrect. If he might quote a simple example, let them assume they had to value a leasehold ground rent of a moderate amount and well secured upon a good property of a readily letable character, held at a nominal head rent. If the term of lease were ninety years they could value it on a table which would yield a certain percentage. Let them assume an identical property adjacent to it, as similar as it could possibly be, with the single exception that the lease had only ten years to run; they would not value that on the same table, because apart from any question of allowing for the nearness of the risk of possible dilapidations there was the point that the purchaser would know that in ten years' time he had to disturb his investment and find a new one, and he would never be satisfied with the same rate of interest as the purchaser of a longer term. He thought the percentage in that case would be influenced by the length of the term, and as a matter of judgment they would have to allow for it apart from the automatic reduction of multiplier due to the shortening of the term of years.

One difficulty which Mr. Loban did not refer to in the Paper, perhaps because there was nothing to be said about it, was the difficulty experienced in valuing properties which were unmarketable. Every Member in that room had to deal with the valuation of properties

which he knew, if he offered them for sale by auction, or attempted any other means, he could not possibly dispose of. Those properties had sometimes to be valued, principally for the purpose of taxation, and it seemed to him very unsatisfactory that they had to treat properties of that kind on the 10 per cent. table, or to value them at five, six, or seven years' purchase of an often hypothetical income, and pay taxes on the result, though the owners were unable to sell them, no matter to what lengths they went. Valuers were bound to assume a market. It became particularly hard where properties were empty with very little prospect of reletting them without a very large expenditure of money. He wished that point could be dealt with in some way so that some usefulness might result from a discussion of property of that class. He had found them very troublesome in practice.

Mr. Loban told them that discussions on value might be carried out by means of rent and deductions and of years' purchase, but there was one thing more which was essential to a discussion on value, that was the definition of value, or, at least, agreement between the two parties who were discussing the basis of the valuation at which they were to arrive. It would be obviously absurd for a surveyor for a purchasing authority armed with compulsory powers to attempt to argue the question of valuation or compensation on the basis of a forced sale in the market.

At the beginning of his Paper Mr. Loban rather threw the responsibility for having written it on the examiners. If that were so he would cheerfully take his share of the responsibility, as he thought it was not the least of the good works that the examiners might congratulate themselves they had done for Members

of that Institution. Mr. Loban referred to a defect in the education and ability shown by the examinees. That was a defect which he thought it was impossible to cure because, as Mr. Loban rightly pointed out, those examinations were taken at a period of life when young surveyors had not had that wide experience which enabled them to treat properties with the proper broadness of perception. The mistake was rather of expecting too much from a course of study. He did not know that the system of examination could be practicably improved, though perhaps it was not an ideal one, because it would be impossible to take candidates round to see properties and require them to make their valuations on their own actual experience. Even if that could be done in London it would be unfair for country men.

He had nothing more to say except to express his admiration for the very fine piece of writing represented by the Paper. It was one of the most literary he had ever read, and he tendered his sincere congratulations to Mr. Loban upon it.

Mr. Herbert Phillips Fletcher (Fellow) said that he was rather surprised to find that a gentleman connected with the valuation department had neglected to define "value," especially in view of the fact that so many new values had been instituted by the 1910 Act. For his part he agreed with Mr. Parry's remarks showing how the interpretation of the word "value" could be varied in different circumstances.

With regard to the question of the property dealers, he did not think the market value was always created by them. For instance, in Ireland the Land Purchase Acts had established markets which otherwise would

not have existed, and many other cases would occur to them. Mr. Loban seemed to think that the property dealer always turned over a deal at a profit and that he knew exactly when to sell. That was not his (the speaker's) experience of property dealers: he thought they occasionally made mistakes.

Valuation was largely a matter of practical experience, and he did not consider that young surveyors ought to be led to think they could value entirely by means of tables. Of course they could and should make use of tables for their calculations, but they should be used merely as means to an end; valuation really resolved itself into experience. Some of the older surveyors seemed to have the gift of going to see a property and putting down its value almost by instinct.

He quite agreed with Mr. Parry and Mr. Head about the dual tables; nowadays one had to use them, and he thought Mr. Parry's remark about the way mining valuers used them was very *à propos*.

On the question of the fifty freehold cottages which Mr. Loban had dealt with in his Paper, Mr. Cox, whose communication had been read that evening, had the temerity to value the property without ever having seen it. That was just the sort of thing they ought most carefully to guard against. Anyone prepared to value property without seeing it was taking a great risk. The ten years average test for outgoings was a good one, but even so regard should be paid to any *future* additions to the same before valuing the property. He noticed that Mr. Loban selected the investments for comparison with land value in the diagram he had prepared. He considered that he should have taken all the securities quoted on the Stock Exchange, and then they would have obtained a fair average value.

He also noticed that Mr. Loban put 4 per cent. down as being a very secure investment. But of course consols did not pay nearly so much as that. Mr. Loban rightly said that no single instance of property should be taken. He (the speaker) went farther than that. He would say that no two or three instances of particular variation should be taken of the value of the property. They very often found that properties next door to each other might vary, especially in the city of London, often showing difference in the letting of shillings per foot. They wanted to be very careful about those examples. A little thing might just make all the difference.

As to Mr. Loban's remark that the upward movement of land value was regular and gradual, he would have agreed with him if he had said "had been." But he used the present tense, and they did not know that the statement might not have to be qualified in future. He saw that Mr. Loban, in Diagram No. I., had shown a regular rise up to 1900, but since 1900, in the case of a good many properties he (the speaker) knew of, there had been a regular landslide with regard to the mountain created by the diagram in question. Another table was taken up to 1907. It might have been better if all the diagrams had been taken up to the same date.

There had been some remarks made as to the provisional valuations now being made under the Finance Act. He thought it was at least due to the valuers appointed under that Act to say that so far as his experience went they always met one with all possible courtesy and consideration.

He had one more remark to make about Mr. Loban's diagram showing the analysis of values, and which he understood referred to Kensington. The value he noticed (Diagram III.) was shown at £5,500 per acre.

He could oblige Mr. Loban with a good deal of property in that neighbourhood at a lower rate than that. With regard to the other tables, he would like to know a little more of the data upon which they were founded, as Mr. Loban had not been very explicit upon that point. He (the speaker) would have had a good deal more to say, but he dare not keep the Meeting too long owing to the lateness of the hour. He must add his thanks to Mr. Loban for having written the Paper.

It was by Members taking the trouble to write Papers of that sort that made them all think, and after all that was the main object to be attained.

Mr. Theodore G. Chambers (Fellow) said a discussion such as the present one tended to suggest a sense of antagonism between theory and practice, between what one might call experience and a study of the laws of cause and effect. That kind of antagonism, he thought, was fitted to the nineteenth century, but in the twentieth century they could afford to recognise that in any subject like valuation the two things had got to go hand-in-hand. No practical man to-day really underrated the scientific method, and certainly no economist who theorised was inclined for one moment to depreciate the value of personal experience which was ultimately the proper test of value and the proper method of judging value. But while saying that the scientific method was necessary, he thought they were running a very great risk to-day in getting something which was really beyond the scientific method. He would deal with that presently.

With regard to the scientific method, first of all let them consider the question of tables. A good deal of the discussion the last two evenings had turned upon

the use of tables. If they considered for a moment what the tables meant, he thought they would be able to pass that question off altogether. On page 430 of Mr. Loban's Paper he said: "It is not my purpose to dwell upon "the economic aspect of valuation more than to offer "the reminder that, in the general conception, real "property is just a commodity like any other in which "men buy and sell—a commodity, as wheat and coal "and diamonds and skins are commodities,"—and he went on to point to a differentiation between property and other things, namely, fixity of position. A great deal had been made by a certain school of this attribute of fixity of position, but there was one other thing that one had to remember which differentiated land altogether from commodities and that was the fact that it was income-producing, and the moment they had to deal with anything that was income-producing they were up against one of the most intricate subjects in the world, that of the capital market, the question of the rate of interest on money, and it was on that account that the scientific method was so absolutely necessary in dealing with questions of real property. Of course the simple case where it was necessary to think of the rate of interest on capital was where they were dealing with reversions, with property that was going to fall in at the end of certain lives, and so on; no rule-of-thumb, no practical method could possibly apply in a case of that kind. They had to consider what sum of money invested at so much per cent. for so many years would produce at a certain moment of time such and such a figure, and where one got complex problems of that kind, and after all one was coming across them every day, tables became an absolute necessity.

Many of the younger men present had come into the

profession at a time when consols were standing at something like 112 or 114. The drop in value since 1894 had had an effect upon his own mind, and he expected it had had an effect upon the minds of many others in satisfying them that the most practical men, the best financial heads in the country, could not see ahead very far. They knew quite well that they all had made valuations from, say, 1894 to 1896 which they would almost blush to look at to-day. It was no good hiding the fact that with all their so-called practical knowledge they were in many cases absolutely wrong; but he would say this, that he thought a certain number of men at that date, who had the capacity for investigating those things from a scientific point of view, did look ahead and foresaw what was coming. Again, they would remember at the time of the Boer war how very few people realised what a tremendous effect that was going to have upon the rate of interest upon capital. Take also the question of the extension of trustee investments; how many of the financial men in the country realised the effect that was going to have for many years upon the rate of interest on capital? As a matter of fact the values of all incomes were subject to the same causes as affected consols. The consol market practically gave them the rate of interest at which the Government could at any given date borrow money, and the causes which were indicated by that rate affected the rate of interest upon capital in all enterprises in this country. The speeches at the bankers' meetings, and the financial debates in the House of Commons, at which the most extraordinary differences of opinion were put forward, would show them how difficult it was to arrive at a clear explanation of the principles which underlay that aspect of valuation. One

could not put the question on one side and say it was not a practical one, because they must remember that from, say, 1896 to 1909 a great many securities in which they were interested fell in value from 25 to 30 per cent., and when one was faced with that sort of thing happening in one's life it made one think pretty seriously about the causes of the fall. For those reasons he personally would not decry the scientific methods. Anything that could help them to understand the causes of those effects on value must be of assistance to them in their every-day practice.

It was equally true, however, that the principles of the Finance Act had carried them into regions which were almost beyond the scientific, that was to say, they were carrying them into realms where their figures could not be tested by market conditions, and he thought a very great danger underlay some of the theories upon which the Act was based. Take one point alone, which was, to his mind, a very interesting one in connection with the principles underlying the Finance Act, where he thought the scientific method might have prevented a great deal of mischief. Take the question of charging increment duty upon the rise in value of undeveloped land in the neighbourhood of a town. He would assume that land was changing hands at a certain date at £200 an acre, £100 an acre representing the fair capitalised value of the existing accommodation rent. What did that extra £100 represent? Did it not represent the estimation in the market of an annuity which was going to arise fifteen or twenty years hence. Ten years hence the annuity which would arise from that land coming to the market would have come appreciably nearer, and that land would be valued, say, at £300 an acre. There was no reason whatever

why the increase of £100 an acre should be taxed to increment value duty. What did that increase in value of £100 actually represent? It was not a value created by the community, it was a value which had arisen from the nearer approach of the prospective annuity, and to tax that was to tax not only capital but future capital, and in its very essence it was drawing upon the future resources of the country in a way that was essentially pernicious.

He was very sorry indeed that they were not able to deal that evening with some of the interesting problems that arose in the Finance Act itself. He would ask the President whether it might not be possible to devote an evening at some later date to a discussion of some of the valuation problems which were arising under the Finance Act and with which they were now immediately interested. There were questions there which were intensely fascinating. He thought that they had to thank the draftsmen of the Finance Act for giving them an intellectual treat, even if they had given them a vast amount of trouble. The question of arriving at an imaginary site value from the consideration paid for a composite subject of which the site value formed a part, might really be discussed for quite a long time, and he thought they might get at some interesting results. There was no doubt that the Government department who were giving all their time and attention to it had obtained some very interesting results.

Then again, the question of undeveloped building land was one which he thought the valuers of the country, the few of them who were not now in the valuation department, ought to meet and discuss. They were there dealing with a very interesting question. They had to have the gift of prophesy He believed

that the value attaching to undeveloped building land had been described by one of the exponents of the system as a Micawber value, something that might turn up, and of course that was what the market value of building land near town very often was in fact. Each man thought and hoped with the optimism which was natural to Englishmen that it was his bit of land and nobody else's which would come into the market, but all of them who knew the town and knew the value at which land was changing hands in the district were aware of the fact that the sum of the values of all the land in the district would far exceed any proper calculation of the value of the land which could in fact come into the market having regard to the increase of the population of that town.

Then there was a question which they certainly ought to discuss, and discuss carefully, namely, the question of licensed property. Here they were face to face with the receipt of provisional values which gave them figures which they had within a certain date to accept or to object to, and he would say at once for himself that in cases of that kind he had not the remotest idea what he ought to do. He could get no help from Somerset House, and he could get no help from the *Transactions* of The Institution. He thought that they at The Institution ought to formulate some definite line of action.

He was afraid he had trespassed over the limits of the Paper on to the Finance Act, but he had done so because that was really the practical subject which they had to deal with at the present moment, and he felt that the writer of the Paper must have had it in his mind while he was writing.

There was only one thing in the Paper with which

he would quarrel and that was the sentence on page 439: "But now a caution has to be observed. The element "of unearned increment creeps into the speculation at "once." He would ask Mr. Loban seriously whether that was not rather a dangerous suggestion. Was not the possibility of any increment invariably taken into account in arriving at the market value or the price that the purchaser was ready to give for a property, and was it not rather dangerous to suggest that during the process of developing the property, with all the expense, all the trouble, and all the delay that were involved, a certain element of *unearned* increment crept into the speculation? Why use the word "unearned"? He would ask Mr. Loban whether he would not withdraw, if possible, that passage from his Paper as being rather dangerous. Apart from that he thanked Mr. Loban for giving The Institution the opportunity for discussing a question which was so engrossing and so fascinating and which he thought deserved a larger Meeting than they had there that night and certainly further evenings for fuller discussion.

Mr. Frank Hunt (Fellow) said that he would like personally to thank Mr. Loban for his Paper. Mr. Harper was proud because of Mr. Loban's association with the department over which he presided. He personally might equally claim a certain amount of pride in the performance for Mr. Loban came from the stable to which he (the speaker) also belonged.

The Paper gave rise to some serious considerations, particularly for the younger men of the profession. There was, he was afraid, among many of them an idea that the use of valuation tables was valuation. That was probably the greatest mistake that could occur

anywhere in the profession and particularly among the younger men. It was a danger that might lead them into all sorts of trouble. They got an idea that freeholds might be valued on the 5 per cent. table, leaseholds on the 6 per cent. table, and certain other classes of property on the 7 per cent. table; and they would get men purporting to make valuations which were simply a snare and a delusion. He was afraid that too many of them in the earlier days got the idea that that was the valuation. He was one of those who believed that a valuer was not made but, like a poet, was born. There might be many men who were in the profession all their lives, but never to their dying day did they make a valuation to which one would be able to attach any value or reliance.

He would like to see The Institution take the question rather as one affecting the profession at large, and insist that before any man was admitted to the class of Fellows in the valuation branch of the profession he should satisfy the Council of his practical ability to make a valuation, and a valuation that was not dependent merely upon book knowledge or, should he say, the result of coaching. He had in his mind a man who was at that time a Fellow of The Institution. He took the examination rather late in life. He was busy; he wanted the work mapped out for him to ensure that he did the necessary reading in the time at his disposal. He had the advantage of the assistance of a very well-known gentleman who was preparing candidates for The Institution. He did not need any guidance on the valuation paper, but, to form an opinion as to whether he was likely to meet the test proposed by the examiners, he worked out one of the test examination papers that was supplied by his coach. When it

was corrected he wondered what had happened. He sought an interview and said: "If this is the sort of "valuation which the examiners like and which is "necessarily the standard to come up to in order to "pass, I had better throw up the sponge, I am sure with "my experience I cannot work out a paper that will "pass the doctor." Probably the coach was not right, and he believed that the candidate passed, and passed very satisfactorily, in that particular subject.

Mr. Loban had been rather severely criticised, on the assumption that he was decrying the use of the tables. He did not so read his Paper. What he understood him to mean was that the tables were very useful tools, but only a means to an end. The real valuation lay in the experience and the skill of the man who was using them. It was obvious that there were many calculations that were impossible without tables, but the skill of knowing how far to rely on tables, which tables to use, and many other considerations, as Mr. Loban had indicated, only came from the experience, and, more than the experience, from the intuition of the valuer.

Mr. Loban expressed a wish to be able to find out the life of a building, or the period in the life of a building at which the value began to diminish at an increasing rate. It was useful to know in any individual case, but he thought it would be quite useless, even if Mr. Loban had deduced anything from the information so obtained, because every property and every building stood on its own bottom. The question of when the value deteriorated in the structure arose from the special set of circumstances in the particular case. Although one might satisfy oneself that one had found the exact date when the value of one building had ceased to be of

moment, it would not be the same with regard to the next building or the house round the corner.

None of them a few years ago would have said that the old Walsingham Hotel had seen the end of its days from the economic point of view, but it was found financially advantageous to demolish a relatively modern building to make way for the Ritz Hotel; and many of them in that room must have many cases in their minds where a comparatively modern building ceased to be of an economic value, whereas old buildings which had run their lives for a hundred years were still useful houses and suited to develop the full economic value in the land.

As regards the question of the settlement of value, he was not sure that Mr. Loban, when he used the word "property dealer" quite meant it in the way in which it had been criticised in that room. From his point of view he thought that Mr. Loban had overlooked the influence that Members of The Institution had in fixing values. It was the Members of The Institution, and perhaps their sister institution who, in his opinion, did more to fix values even than the purchasers. There were few purchasers of the better properties who were not advised by Members of The Institution, acting either for the vendor or for the purchaser. When acting for their clients, it was of little use saying to them, "Surely that value cannot be realised," or "it should be "something else," because they would say, "I cannot help "the cases you bring to my notice; I consider the value "to be what I say, and I am not going to advise my "client either to pay or to sell for anything less."

One swallow did not make a summer. The conclusions that Mr. Loban had referred to were not going to settle the market standard. There was a basis of

value which none of them could quite explain. It came as the result of the application of that skill and experience which Members of The Institution only gained from intercourse in a large number of transactions, and he thought they would have extreme difficulty in attempting to reduce it to any diagram or picture.

Mr. Loban's object, however, had been to make them think. Mr. Harper had said that Mr. Loban not only wanted to know how a thing was done, but also why it was done in that particular way. He had tried hard to analyse the elements, and by so doing he had made them think, and from that point of view, he (the speaker) thought The Institution ought to thank Mr. Loban heartily, as had been done at the previous Meeting, for the trouble he had gone to in placing the matter before them in the admirable way in which he had.

Mr. G. Taylor Loban (Fellow) in reply said that he did not quite know whether he was too theoretical or too practical. It would help him a little if he knew, because he would then be able to form an idea as to his line of advance that night. There had been a number of criticisms upon the ideas that he had submitted to them which had been repeated by speaker after speaker, and which tended rather to group themselves. One series of speakers referred to the question of value, and criticised him because he had not offered any sort of definition of the word. Well, a definition of the word "value" had exercised the minds of economists for about one hundred years.

He was not quite sure that they had reached finality yet, but if it would interest them to hear what Professor Cannan said about it, he would read his definition,

which was as follows: "The value of a given quantity "of a commodity in some other commodity is the "quantity of the second commodity for which the "given quantity of the first commodity is being ex- "changed between two persons equally desirous and "capable of promoting their own interests; or, if no "such exchange is taking place, it is the quantity of the "second commodity for which a perfect judge or valuer "estimates that the given quantity of the first commodity "would at the time be exchanged between two such "persons, supposing an exchange took place in the "ordinary course of business."

Very little more in the way of definition of "value" than that was required. At the same time he supposed that most valuers had a fairly clear idea in their minds of what they meant by "value." It was true it was the practice to qualify the use of the word in different ways. They talked about value for mortgage, and value for compulsory purchase, but he thought that most valuers would agree there was but one value, the value in the market. When they talked about those other classes of value they were really taking the value in the market and making adjustments, little additions or little subtractions from the value in the market to accommodate the figures to the particular purpose in view. He recognised that it was necessary to make those adjustments, but it was a confusion to call them "values" when they had done it. There was really only one value and that was the value which Professor Cannan described.

He had also been attacked for his use of the term "property dealer." The property dealer, apparently from what had been said, was something common and unclean! The meaning which he had intended to attach

to the word really was a much broader and more general one than had been suggested. Both Mr. Hunt and Mr. Chambers were right when they suggested that he (the speaker) did not quite mean what had been suggested. He really meant that part of the purchasing public who purchased real estate. It was of no use taking into account that very large portion of the public who did not purchase real estate. It was the portion that purchased and who dealt in real estate that he called, for want of a better term, "dealers." If they would read into his words the meaning he had intended to convey, several speakers that evening would find themselves in much greater agreement with him.

There was a thing called the Finance Act which had been referred to that evening. He must regard that as a red herring for the purpose of the discussion. He must watch it drawn across the trail, and must restrain his own ardour and impetuosity and not go after it.

Now with regard to the question of the tables. He was so much impressed with the weakness of the view that the use of the tables was essentially valuation, that he had perhaps laid on the colour a little more thickly than he need have done. He was quite sure that from the general expressions of opinion that evening, and from reading between the lines of the expressions of opinion expressed in a contrary direction, the general feeling of the room was with him that the use of tables did not constitute valuation. Let them examine it a little in the following way:—

Mr. Head on the last occasion when they met said, page 455: "If by the words quoted it was "intended to indicate that there was any basis for "fixing a value other than the rate per cent. which the "income would pay upon the capital invested, he

" thought the remarks were unsound." And again, on the same page, at the bottom, he said : " Having obtained " a net rent he would consider what rate per cent. a " property with such advantages or disadvantages should " command."

He would like to know by what criterion it was that Mr. Head, or anyone else, decided what was the proper rate per cent. Was it something that he evolved, as the German did the camel, from his inner consciousness, or was it not rather something which was suggested to him by the actual practice of the market itself ? He strongly thought that it was the latter. Why should Mr. Head or any other valuer discriminate as between the dates 1896 and 1912 in applying his multiplier, or adopting his tables. If the rate per cent. or the year's purchase were an inherent quality of property, determinable by the valuer according to (let him say) the books, how then was it that those qualities were perpetually changing, and that the successful valuer was he, and he alone, who noted and anticipated readily what those changes were going to be ? When he deprecated the use of tables in the way in which he believed the examiners suggested they were used, all he really meant was that the tables were essentially the servants of the valuer and not his masters. They might be his chief servants, but he did very strongly urge that they should be regarded as servants, and servants only.

He would just devote one word to the question of land and land plus building, because he had an uneasy feeling that their President a little later on was going to refer to that, and one might say nothing against a President. With regard to the question of land plus buildings, he did not mean to imply that the value of a piece of land upon which an unsuitable building stood

was really less than the value of the cleared land, because naturally it could not be so. One only had to clear away the building, and then he would have the land. What he did mean to imply was, that so long as the existing conditions had to remain, the value of that land, married to the buildings that stood upon it, was less than the value of the land alone. He wanted the statements in his Paper to be taken with that limitation.

If he had time he would like to make reference in detail as speedily as he could to one or two of the points that had been made. Reverting for the moment to the question of the dual tables, the great majority of the people who referred to and justified them, were using them for a purpose other than the purpose of valuation. They were using the tables for the purpose of comparing the income derived from one class of investment with the income derived from another class of investment, which was a very desirable and proper use of the dual tables. He would say no more than that.

Mr. Lake rather criticised what he described as "statistical valuation." He was really not aware that he had suggested anything in the nature of statistical valuation. The little pictures which he showed them last week were rather to represent an idea, than to suggest that valuations might be made by their aid. The title of his Paper was not the Practice of Valuation, but the Principles of Valuation, and it was possible to proceed with the practice without realising that there were such things as principles. But that there were principles he himself was confident, and that those principles could be expressed by those diagrams was a thing he was there to urge. It was not the fault of statistics that Mr. Lake had been misled; he thought it must be that he had chosen some bad statistics and

not good ones on the particular occasion to which he referred.

He most certainly agreed with his definition of the requisites of a successful valuer; a controlled imagination aided by an accurate use of the technical implements, and he also agreed in a great measure with his suggestion that a first impression was tremendously important. Supposing a man by the application of the table had arrived at a result, what did he do? In his own case, he shut his eyes and thought of the property, and asked whether the result attained was nonsense or common-sense, or something between the two. Having done that, if he came to the conclusion it was not near enough to common-sense he revised his table. He went for the property first, and then he went for the table afterwards. If he found there was any great disparity of calculation when he had settled his valuation of the property, he looked at it again to see if he had made a mistake, that was all.

Mr. Rushworth's remarks were extremely pointed, and he accepted them altogether. Most of the criticisms that he had addressed to him on the question of the use of the tables he had already dealt with. Mr. Rushworth, after urging the importance of what he might call the office work, appeared to him somewhat to give away the case he was arguing, because he pointed out how almost involuntarily the man who practised much, strove to find what he called a common denominator for the prices and the processes he used; and that was of course what they all had to do. They tried to find their common denominator, they tried to find the class to which their property belonged, and they compared it with other properties in the same class; they discriminated between it and properties in other classes, and when that had been

done for a sufficiently long period, not only in reference to their own experience, but also in that of other people, they got the nature of their class established. But it was all done by reference to what was actually happening in the market; it was not done by reference to *à priori* conclusions arrived at in the office.

Mr. Creswell made a particular reference to that, because he referred to those older surveyors who had long records of market values. What did those older surveyors keep those long records of all the old values for? Not that they might deduce from their inner consciousness what was a proper multiplier or proper table, but that they might refer back to see what had been done in the market.

He could not go into the question of minus site value that night, as it really depended upon what was meant by value. It was a most complicated question.

Following Mr. Creswell's remarks a little further, he did not know that it was material at what particular point in the life of a building depreciation began, because there was no doubt that depreciation proceeded at a very slow rate for a considerable period of time, so that the exact point at which it commenced was not altogether important.

He felt that the value of agricultural land was a subject that ought to have a Paper to itself; it had been quite impossible for him to condense within the limits of one evening any more than the portion of the subject that he had before him. At the same time he recognised that the question of agricultural valuation was one of extreme interest, and he should personally like to hear it dealt with.

Turning again to the question of multipliers and

rates per cent., he wanted to learn how those gentlemen, who valued by reference to them, got on when they went to those other parts of the country to which Mr. Tyler referred, and of which he himself had had personal experience, where the current rates were not the same as the rates in the locality to which they were attached, in which they were practising. There was such a thing as a local market; as a matter of fact he might even suggest that a country like England was mapped out into a number of local markets, each of which had its own peculiar modifications of land tenure, and its own peculiar set of multipliers and rates of repayment of capital. Unless they had regard to the conditions actually obtaining in those local markets, their valuations, based upon the practice in some other market, would be simply hopeless.

Mr. Tyler also made an important reference to the values shown upon the diagrams that he had exhibited, and had asked whether he, the speaker, had taken account of the depreciation in money value as between, for instance, the time of Henry VIII. and the present time. He felt very glad now that he did not commence his diagrams with the flood or the Norman Conquest, the criticism in regard to his commencing them at Henry VIII. was so caustic; but as a matter of fact it was necessary to go back a fairly long way particularly in regard to metropolitan and urban land. Probably at different times many Members of The Institution had come across some of those old rents, say, 1*s.* 3*d.* per annum, or a penny per annum, or something like that. Those rents were not nominal rents at the time they were created, but had a substantial value and, of course, corresponded to a very much larger sum at the present date. He did take that into account in his diagram. He might say, however, in order to meet another point which had been

made, and in order to explain those diagrams a little further, that he had made them rather as illustrations than proofs; they were more to indicate a tendency than to give a representation of exact figures.

Mr. Tyler need have no apprehension as to his confounding cost and value. What he did say was that in common classes of property there could normally be no very great disparity between cost and value while the property was new, because if the cost were very much greater than the value it stopped enterprise, and no more properties of that class were erected.

If, on the other hand, the cost were less than the value, it stimulated enterprise until the value approximated to the cost. Ordinary economic laws applied there, and tended to bring cost and value more or less into agreement one with the other.

Again, he was rather severely criticised for congratulating the landlord upon getting a certain proportion of the increased value. He did not know why he should be. He had not imputed any blame to him, and he thought he was entitled to congratulations on getting rather a good thing.

Some reference was made to the question of the union of lands and the effect of that union upon value. Of course that was a very important thing indeed, and he supposed it would be more important in the future when discussing questions which arose out of the recent Finance Act. It was, however, not really germane to his purpose that evening because he was regarding the thing they were valuing as one which was already determined and stood by itself. At the same time there was no doubt that any competent valuer would have regard in his valuation to the possibilities of the case. He would consider the potentialities of the site. If it were a small

piece of land which by union with another piece of land could be made much more valuable than the sum of the two taken together, well naturally he would take into account that possibility and, discounting it to some extent, would let it affect the value.

He agreed that covenants did on occasions improve the value of land. The covenants that he referred to in the Paper were really those which had the reverse effect. It was not necessary for him to develop the case in which covenants did have the effect of improving the value of land. In townships such as Eastbourne, Bournemouth, and a good many watering places, the effect of restrictive covenants might be greatly to increase the value for a very obvious reason, but the covenants referred to in the Paper were rather those which depressed the value of the land, and he really wanted to show the effect of those covenants.

He had endeavoured in his opening remarks to explain his position with regard to Mr. Sydney Smith's criticism concerning property dealers. Another criticism of his dealt with the adjustment of values. He felt that that was a very difficult point, and he had tried himself to attain some rational method of getting at a mean between those values, which one would attain if one were to confine oneself to exact rates per cent. or exact multipliers. He had suggested one or two methods. Those suggested by Mr. Smith were probably just as good and might even be better. He did not at all intend to be exclusive in the suggestion which he submitted, and he was quite prepared to take Mr. Smith's proposals into the fold. What he really meant by the statement that the length of term affected the multiplier but not as a matter of judgment was that, having fixed the table, the multiplier had to vary within that table,

not as a matter of judgment, but by reference to the length of the term. Of course in choosing the proper table, judgment undoubtedly came in.

It had been suggested that the increase in land values was not regular, and he would like to point out that the diagrams shown were what were called smoothed curves; that was to say, from the curves shown, there were eliminated the temporary and transitory variations in value, so that the whole attention was concentrated upon those which proceeded over long periods.

He had been particularly interested in the exposition of his position which Mr. Chambers offered to the Meeting. He (the speaker) felt very strongly that at the present day it was far too late to urge any antagonism between theory and practice. Theory must go hand in hand with practice, they must not merely know how to do things, but also why they did them, and it was a hopeless position indeed to take up when a man suggested that it was sufficient to go on in the way their forefathers had done before them and be content with just following their footsteps. They really were entitled to know why such and such things were properly done, and he ventured to suggest that if only they could reduce to accepted principles a good many of the practices that were adopted they would find that there was an opportunity there for the elimination of many of their differences.

Mr. Chambers had asked an anxious question as to whether unearned increment was not already discounted in the original valuation and should therefore be disregarded. That might be so, but it did not affect his (the speaker's) position. All he was concerned with in the statement that he read to the Meeting from the Paper

was to show its nature. What was the proper thing to do, when its nature was determined, had nothing to do with him at all.

Mr. Hunt had helped a great deal to explain the attitude which he (the speaker) had taken up, and to clear away one or two misconceptions which appeared to be prevalent. He referred to the fact that valuers, like poets, were born, not made. He (the speaker) was trying to make one, but he should say that Mr. Hunt belonged to the other category. Whether the Council would follow him in his suggestion that it was desirable to impose a further examination of a practical character upon the candidates for the Fellowship, he did not know. There was a great deal to be said for the suggestion, but he could see a number of somewhat long faces if it were given effect to.

He might perhaps refer to one or two of the points which were mentioned last week. Mr. E. J. Harper was extremely kind to him in his opening remarks. He (the speaker) could not say kind things about him because one could not do so about one's chief. He could say however that it was an intellectual pleasure to work for him. Mr. E. J. Harper referred to his "keenly "pleasurable moments in the witness box," and he thought he could therefore leave to him the other Mr. Harper who apparently skewered surveyors and watched them wriggle!

Mr. E. J. Harper had criticised his Paper in reference to wholesale and retail prices. He (the speaker) never intended to imply that the difference between the wholesale and retail prices was in one man's hands, there might be two or there might be three. The middleman in land would correspond very much to the middleman in any other commodity, and they might have a difference

in the wholesale and retail prices distributed over several people. A man who came along and bought 100 plots which he resold in single plots was just a middleman who took part of the difference between the wholesale and retail prices.

In conclusion he had to thank the Meeting for the friendly way in which they had taken the "bold" suggestions, as they had been called, from a person who had been accused of being a young man, and he hoped that the Paper might possibly be of use to the younger members of the profession. The idea underlying it could be summed up in very few words. It was the business of the valuer to go back to the market again and again, and to rest with nothing short of what the market told him. He thought that if he kept that before him then, quite independently of any of the principles that underlay valuation, he would probably get the practice all right.

The PRESIDENT said that they must all feel that they had been quite justified in having a second night for the debate. They had had much valuable criticism, and Mr. Loban had shown himself quite able to deal with the critics who had attacked his Paper.

The Meeting then closed.

Papers 386, 387, 388.
Nos. 580, 581, 582.

THE NOTTINGHAM VISIT.

AT

THE ORDINARY GENERAL MEETING,

Held in Nottingham on Thursday, 30th May, 1912.

The Members visiting Nottingham were received in the Council Chamber at the Exchange Hall by the Mayor, Mr. Edwin Mellor, J.P., who said that it was his pleasure to welcome the Members of so important an Institution. It was interesting to him to observe the great number of important bodies which selected Nottingham as a centre for their conferences. That was the third time during the week he had had the pleasure of welcoming gentlemen to his city. There was at the time another very important body sitting in Nottingham, the Manchester Order of Oddfellows, numbering over a million members and possessing a capital of over fifteen million pounds sterling. A local order of Oddfellows also were holding their centenary meeting there. They, in Nottingham, most gladly welcomed all the visitors who came there, especially when, as in the present case, they were the representatives of such an important body as The Surveyors' Institution.

He naturally felt the diffidence which a non-professional man might reasonably be expected to display when he had to talk about matters of which he could

not be expected to have a sound knowledge, and he was reminded of those wise words: "A little learning "is a dang'rous thing; Drink deep or taste not the "Pierian spring," which were certainly applicable to his case. During his year of office the city had been honoured by the visits of a number of distinguished people, and one of his earliest duties was to propose a vote of thanks to Lord Haldane for his efforts on behalf of the reserve forces of the country.

Later on they had the pleasure of receiving the Archbishop of Canterbury, who visited Nottingham on a matter concerning the local affairs of the Church of England in the diocese. Although an archbishop had before then been in Nottingham in connection with National Church business, it was the first time since the Archbishop of Canterbury had jurisdiction over the diocese that he had visited them in his capacity as head bishop.

Soon afterwards a drill hall was opened in Nottingham, and as Mayor he had to speak about the British Army in the presence of Sir John French. He feared he had no great knowledge of the subject, but he was able to refer to the changes which had been made, even in methods of warfare, within the last fifty or sixty years.

That illustrated the fact that the whole country was undergoing a great development, and methods in vogue forty or fifty years ago were now absolutely obsolete. In all associations therefore it was essential that Members should possess a competent and full knowledge of all matters which concerned their best interests. He had been reading through their Annual Report, and it was clear to him that The Institution did a great amount of work for the benefit of the profession, and also in the

training of those who would grow up to be their Members in the future. Here, too, he gathered that there had been considerable changes, for recent legislation must have affected their profession greatly by its effect upon land tenure and values. So much so that some of the older Members of The Institution would, he feared, have to go to school again in order to become fully conversant with all the modern methods.

It therefore seemed all the more essential that the students who were in time to be Members of their association should be fully and thoroughly trained. He had been studying their report with the deepest interest, particularly that portion which dealt with their great efforts in that direction. Those efforts might be taken to account for the large number of competitors at their examinations, which otherwise would seem to be quite extraordinary. There was evidently an enthusiastic interest in the work of The Institution, and a desire that the Members should all be thoroughly competent.

They were not merely land agents, but were connected with building operations of every kind and the valuation and development of land. The work of the surveyor was so widespread that few industries or interests did not in some way come into contact with it, and he did not see therefore that any profession could be placed before that of a surveyor in importance. The competent and straightforward surveyor was a man in whom his clients placed the utmost confidence. They relied solely upon his practical knowledge, and upon his doing his very best in the work which was entrusted to him.

He was more than pleased to see so many eminent professional men there, meeting in their common interests to discuss matters that concerned their association, and

that had to do with the standard of ability of those belonging to it. They in Nottingham welcomed them very heartily. They would find Nottingham and its surroundings both pleasant and interesting, and he hoped they would make their stay as long as possible, and that those who were attending the conference would have such pleasant recollections of their visit that they would be induced to renew their visit in a private capacity.

On behalf of the city he tendered them formally a hearty and very cordial welcome. He greatly regretted that Mr. Horne who should have presided was prevented from doing so by illness. He had, however, sent a substitute in the gentleman who was, he understood, their President-elect, Mr. Strutt, and he felt quite sure that their deliberations would be both useful and ably conducted.

The Honourable Edward Strutt, in taking the Chair, stated that he felt all there would desire to express to Mr. Horne their great regret that he was unable to be present. He, the speaker, had the pleasure of seeing him the previous day, and was commissioned to convey to those present his deep regret that owing to an attack of influenza he could not leave his room.

He then thanked the Mayor for honouring The Institution by his presence, and for the kind words of welcome with which he had greeted them. They, as surveyors, were proud of their Institution, and delighted to hear it honoured.

The Mayor fully grasped the present position of surveyors when he said that things had been subjected to great changes, and that, he feared, some would have to learn their business afresh.

They also wished to offer their thanks for the use of the Council Chamber for their deliberations, which had been so hospitably granted, and for all that had been done to secure the success of their visit to Nottingham.

Their city was one which had grown up with England, and which had through centuries shared in its prosperity and misfortunes. It was a city famed for the independence of its citizens and for the many historic personages born within the sight of its Castle. It was known also for the enterprise and far-sightedness of its manufacturers, and for the skill of its workers. And on the lighter side of life they all knew it as famous for its many great cricketers. He believed that Nottingham and its neighbourhood had produced more distinguished cricketers than any other district in the world.

He concluded by again thanking the Mayor most heartily for his kind welcome and presence there.

Paper 386. {
No. 580. {

FIRST PAPER.

A SHORT ACCOUNT OF THE HISTORY AND GROWTH OF NOTTINGHAM.

By Mr. J. A. H. GREEN, Town Clerk.

(*An extemporary address*).

Your Secretary called upon me yesterday morning and told me it would meet with your wishes if you were told something about the history of the city you are now coming to see in its present guise. Well, gentlemen, as a Nottingham man and one who is proud of the fact, I, perhaps, naturally know a good deal of odds and ends about the history of the city. But having regard to the fact that last night I was enjoying myself with some of those visitors to whom the Mayor referred, I have not had much time to get my ideas into anything like orderly array. You must, therefore, be good enough to take what I am about to say for what it is worth, remembering also that, having regard to the time allotted to me, it will be history in tabloid form.

If we go back to the beginning of things here, so far as tradition goes, it would be to the days when men are said to have found our sandstone rock a convenient means of making dwellings for themselves by the process of burrowing. And if that tradition be true, we can to-day point out to you some of the ancient rock-dwellings in "The Hermitage," Mr. Hemingway's place in the Park. We may, therefore, put forward a claim

that Nottingham was enterprising in endeavouring to solve the great housing problem even in the earliest times, and that vestiges of these efforts still remain.

Coming to what is actual history it is quite certain that Nottingham, in common with all this part of Great Britain, became the prey of the Danish invaders in the ninth century, for there is no question that Alfred had a series of conflicts with them here. There was a drawn battle, and Alfred made a treaty with the Danes under which they withdrew. But it was only temporarily, for they came back and settled here, and, with Lincoln and Stamford among other towns, Nottingham became one of the five Danish boroughs.

In the tenth century Edward the Elder arrived, and by dint of arms drove out the Danish invaders and established himself at Nottingham. He built a castle, not on the rock where the Castle stands to-day, but on the south bank of the Trent. No vestige of that building remains.

And so we come to the Norman period, and I want you to bear in mind that at the time of the Norman Conquest, instead of having its centre as it is to-day, Nottingham consisted of a little community gathered together upon the rock on which the parish church of St. Mary's stands. That was really the beginning of Nottingham—at any rate apart from the old cave dwellings. The River Trent and its marsh land must have extended in those times right to the bottom of the church rock, so it is clear that the Nottingham people chose an extremely good situation for the purpose of defence, and that, having installed themselves upon that rock, they were almost inaccessible, owing to the river and marsh lands at its base.

William the First, in his progress through the

country, visited Nottingham, and recognised the great promise offered by the old rock of the Castle for establishing himself. He thereupon caused to be erected upon it the first of those fortresses which for centuries stood upon the sandstone rock. He placed it in the hands of William Peveril, who is connected with the Castle at Castleton, Derbyshire, and it became a Norman stronghold. The position in Nottingham at that period was this: There was an English town—the old Saxon town—on the site of the church rock, while the Norman town began to cluster round the base of the Norman fortress, the result being that as time went on there came to be two separate communities governed by separate customs and having separate officers, and I think, gentlemen, that our two attendants in red coats with the maces they carry are the remaining evidence to-day of the old conditions which prevailed when Nottingham was two boroughs, one French and one English. But I will have a word to say about that later on.

I now turn to the time of Henry II., who received a good deal of support from the town of Nottingham in the contest that had taken place just before he came to the throne. In endeavouring to overcome the barons he insisted on taking over the whole of the fortresses into his own hands, and among them the Castle of Nottingham. He was so gratified by the conduct of the people of this town that he granted to them that first charter to which we look as the foundation of our civic liberties. That charter is dated somewhere between 1155 and 1165, and from then until the year 1897 we have had a succession of Royal Charters, which I shall be very glad to show to the Members of The Institution who care to call at the Guildhall. I think any who care for antiquities will be interested to see a number of important

documents of great antiquity in a good state of preservation, the first being 750 years old. In addition to giving us these civic liberties, Henry gave a charter for the foundation of one of those institutions in which church and charity went hand in hand, and a hospital was founded in the hands of a monastic order.

The people of Nottingham were also given the right to charge for all goods coming over the Trent from Kempstone in the south to Retford in the north, and also a monopoly for dyeing within a certain area around Nottingham itself. This is not in accord with the views of some people nowadays who think protection of all sorts is bad, but at any rate it told for the importance and future prosperity of this place.

Dyeing was undoubtedly our earliest industry. Some of you may have come on your way from the Midland Station through a street known as Lister-gate and wondered what Lister-gate meant. Not long ago I had a communication from some person named Lister in America, who was anxious, as some Americans are, to manufacture a pedigree. He had come to the conclusion that the Listers were large landowners in the neighbourhood of Lister-gate, but I had to shatter his hopes by telling him that it was the modern form of the old word "litster," which meant dyer. There is no doubt that the dyers of that time carried on their industry in that part of Nottingham. The English and French boroughs I referred to were so far distinct in their customs and government that they had a wall across the market-place which kept them apart.

John was established here before he came to the throne, and after that no doubt he used the Castle as one of his favourite residences. Both Richard and John used the great forest of Sherwood for hunting purposes,

Nottingham itself being within the limits of the old royal forest of Sherwood. This is why the royal stags figure on the city coat-of-arms.

One curious thing that came from the king's fondness for Sherwood Forest was that dog licences were supplied and the dues collected by the corporation of the city of Nottingham, for in those days dogs were a source of danger to the king's deer. Joanna of Navarre, the widow of Henry IV., had to deal very severely with a gentleman who kept a dog without a licence, and the penalty was much more than the magistrates inflict in similar cases to-day.

Edward I. gave us our first mayor, and Mr. Mellor, therefore, has many predecessors in that office. I am sure you will say he is a worthy follower in their footsteps.

As the Mayor has told you, we have had a number of distinguished visitors from time to time, and we once took very good care of a king of Scotland in a dark hole upon the Castle rock. We made things even warmer for some Welshmen who lived here, for King John thought fit to hang a dozen or so left in his power.

In the reign of Richard II., the Mayor, Sheriff, and Aldermen of London were rather reluctant to find him a loan for war purposes, so he gave them a cordial invitation to meet him in Nottingham. They met with an extremely warm reception and were taken very great care of until they volunteered—I think that is the proper word—after peaceful persuasion, to find the money His Majesty needed.

During the reign of Henry VI. Nottingham was very true to the Lancastrian cause, and Henry rewarded the people by granting them the most important charter we

have to-day. It was under that charter, for which we paid the large sum of five marks, that Nottingham was permitted to become a county of itself.

Thenceforward the sheriff of the county of Nottingham was excluded from jurisdiction within the town. We had not one sheriff, but two, one each for the English and French boroughs. One of the sheriffs was abolished at the time of the Corporation Reform Act, but the two maces still remain, and the two attendants remain to carry them, that being the last vestige of the double French and English borough. The charter I have referred to also gave the mayor and the aldermen of the city the right to wear the same livery and robes as the mayor and aldermen of the city of London, and it further gave Nottingham the right to hold lands for all purposes. As you know, municipal corporations in this country, which have no charter to rely upon, can only hold land for certain specific purposes, but Nottingham has the right to purchase land where and for what purpose it pleases. Within the last three years I have had occasion to put forward that charter right as against a Government department. And the charter right of 1448 prevailed.

I need hardly tell you how Richard III., of unhappy memory, made Nottingham one of his chief strongholds, and went from here to the battle of Bosworth. We have had visits from James I., and it was here that Charles I. set up his standard at the beginning of the Civil War. The memory of Colonel Hutchinson will go down to all time, thanks to his wife who wrote those wonderful memoirs with which everybody is familiar.

When Charles II. was restored to the throne people were so delighted over his return that it is recorded that the mayor of that day behaved like a madman.

When, however, William III. ascended the throne, Nottingham, with that facility it showed on a good many occasions in changing from one side to another, welcomed the Duke of Devonshire, who came to proclaim him, with the greatest of enthusiasm.

Another historical association was when the last of the royal visitors, who made any continuous stay, visited the town; this was the Princess Anne, who, when she came to the throne, visited Nottingham. The city possessed no silver plate then, for all that remained from the turmoil of the Civil War was the little bit of silver on the top of the sheriff's wand, about the weight of a florin. But the corporation of those days, believing in good living, had set up some pewter plate, and when the Princess Anne came to the Castle the Duke of Newcastle borrowed the pewter plate, and it never came back. And so I suppose that Princess Anne, the last of those royal personages who made any continuous stay here, is memorable for the loss of all that remained to show that Nottingham was a hospitable place in those festive days.

There is no need to refer to 1831, when the Nottingham Castle was burnt. Its destruction has been quoted by ladies as a reason for agitating for political reform. For years it stood a blackened ruin to show the length to which men are apt to go in the event of their not obtaining fulfilment of their political desires.

In still later times, 1877, the borough was extended, taking in places that had formerly been villages but had grown up to us as we had stretched out to them. Either in that year or directly afterwards the Castle fell into the hands of the Corporation, who made it a place for the art education and recreation of the people of this town.

Our last charter, which those of you who pay me a visit will see side by side with Henry II.'s, is that of good Queen Victoria in 1897, making this old borough into a city.

I have given you a summary of the years through which Nottingham has passed in arriving at its present position, and we now look forward to a time when we may have a lord mayor of our own; when we may, in addition to our University College—the first founded and maintained by any municipality in this country—become the university town of the East Midlands, and when, by manufacturing prosperity, industrial peace, and the energy of her citizens of the future, Nottingham's prosperity may go on increasing through all the years.

Mr. George Langridge (Past-President) said that the address would greatly add to their interest in seeing the different places in the city. Mr. Green had taken them over a wide period of time, giving them a sketch of the history of the growth and progress of that ancient borough from almost time immemorial. Sherwood Forest called to mind many boyhood memories of Robin Hood and the Nottingham sheriff, and he only hoped that the city authorities would not be subjected to similar tolls by the Robin Hoods of to-day. They had all greatly appreciated the kindness of the Town Clerk in giving up his valuable time for the purpose of initiating them into the mysteries of Nottingham, and they felt that his pride and interest in his city were justified both by its history in the past and its influence in the present. He begged to propose a very cordial vote of thanks to Mr. Green for his address.

The Resolution having been seconded by Mr. J. H. Oakley (Member of Council) was put to the Meeting and carried unanimously.

The TOWN CLERK, in response, said that it was always a pleasure to him to think about the old days in Nottingham and, if he could get anybody to listen to him, to talk about them.

He would like to clear the character of the sheriff of Nottingham impugned by Mr. Langridge. Robin Hood was dead and gone before they had a sheriff in the borough, and it was the gentleman who lived in the county outside the city boundaries who must answer for the sheriff of those days, for it was the sheriff of the county who was the oppressor of Robin Hood.

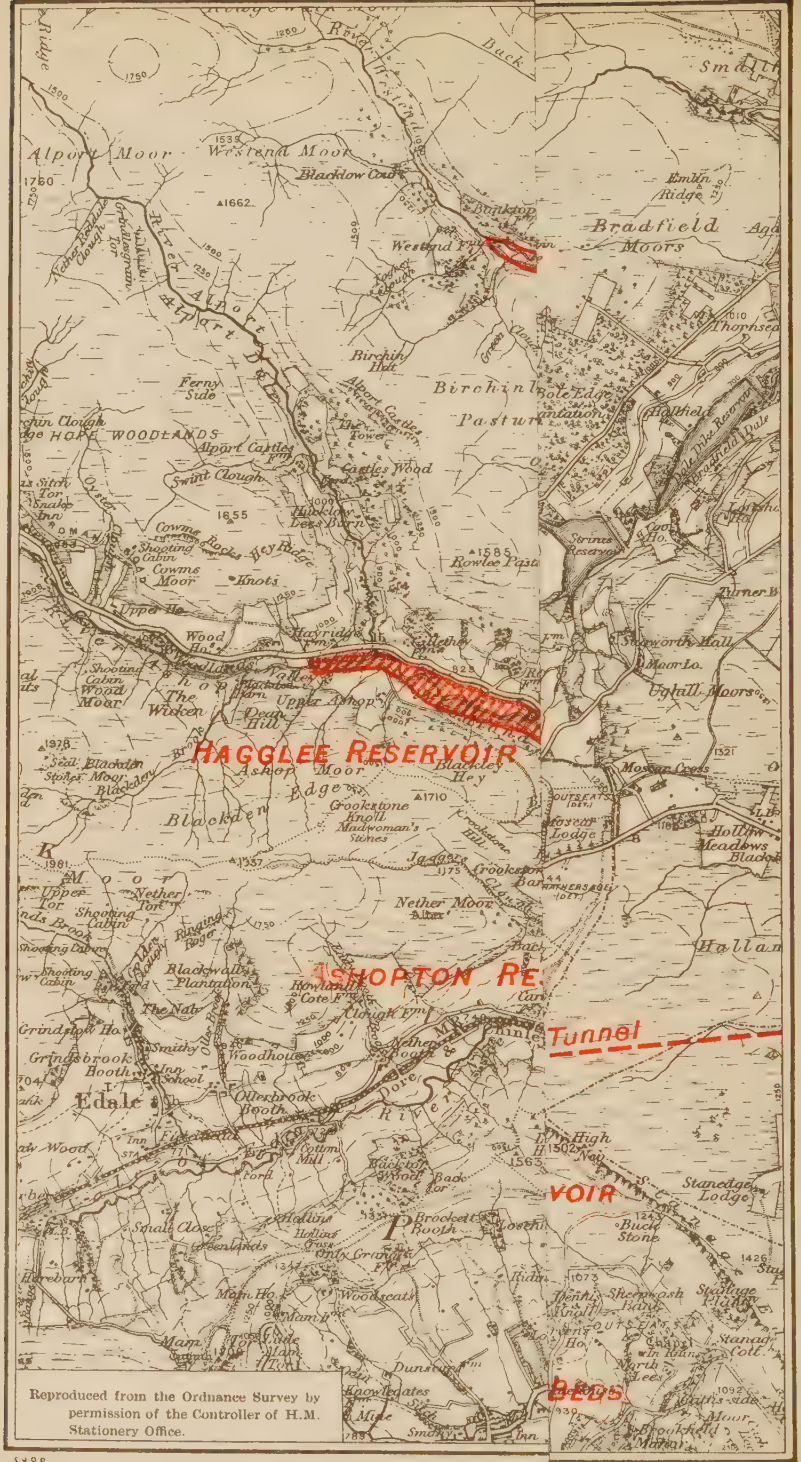
It had given him pleasure to attend their Meeting, and he was glad if his discursive remarks had proved of interest to them.

5998

Scale, One Inch to a Mile.

C F KELL & SON

DERWENT VALLEY RESERVOIRS, FILTER BEDS, AND COMMENCEMENT OF AQUEDUCTS.


HAGGLEE RESERVOIR
SHOPTON RE
Tunnel
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Reproduced from the Ordnance Survey by permission of the Controller of H.M. Stationery Office.

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C F. KELL & SON

DERWENT VALLEY RE

Paper 387. }
No. 581. }

SECOND PAPER.

THE WORKS OF THE DERWENT VALLEY WATER BOARD.

By BERNARD EVERARD (Professional Associate).

Before attempting to give a brief account of the events which led to the formation of the Derwent Valley Water Board and a description of the works which have been carried out under its direction, I ought to mention that I have only been indirectly connected with this great undertaking, in assisting to carry out that portion of the work sanctioned by Parliament for the benefit of the town and county of Leicester.

I had not, therefore, ready to hand all the information necessary for the proper treatment of the subject, but I have received great assistance from the engineer to the Board and others.

You must, however, pardon me if I have been compelled, from force of circumstances, to regard the subject somewhat from Leicester's point of view.

In the autumn of the year 1898 the Corporation of Leicester presented a Bill to Parliament for the acquisition of the upper waters of the Derwent. All the available local sources of supply had been acquired, and, as the population of the town still continued to increase

rapidly, it was absolutely essential that a larger scheme should be undertaken.

For years Mr. J. B. Everard, the consulting engineer to the Corporation on matters connected with water supply, had realised that the time must come when a supply would have to be sought outside the limits of the county, but had hesitated to recommend the Council to embark on such a huge undertaking as would be involved by the acquisition of the water of the Derwent and its conveyance some sixty or seventy miles to the town.

Other towns, however, were apparently only awaiting the first move, for Derby, Sheffield, and Nottingham seem also to have considered that they each had a special claim to this particular source of supply, while the counties of Derby, Nottingham, and Leicester also put in claims.

Leicester, though situated at the greatest distance, had the greatest need. No streams of any size, no underground water supplies of any importance were available, and the town had already been threatened by water famine.

Derby undoubtedly had a special claim, as the source was almost wholly within the county, and the town was situated upon the lower reaches of the river. The claim of Nottingham, on the other hand, was perhaps less immediate, for although its population was larger than that of Leicester, the city possessed underground supplies to draw upon.

Sheffield, though comprising the largest population and lying nearest to the source, was at the same time so situated that any water taken would be abstracted from the Trent basin, while it had also large sources still unutilised in the valley of the Don.

Conferences were therefore held in an attempt to adjust the respective claims, but to no purpose, and thus it came about that separate surveys were made and works designed, and separate Bills promoted in Parliament to secure a statutory right to the supply by the towns of Leicester, Derby, and Sheffield.

As was perhaps to be expected the works proposed by the different towns differed considerably in detail, but the main features were similar. Each proposed to construct a number of reservoirs for the purpose of abstracting the waters of the Derwent and of its tributary the Ashop, with a compensation reservoir below the junction of these rivers at Bamford, and each intended to obtain as much as possible of the available supply for its own use.

The town of Nottingham did not promote a Bill, but had a *locus standi* as being situated on the River Trent, and on that ground presented a petition for a share of the water.

The total capacity of the reservoirs proposed varied from about 8,000 million to nearly 10,000 million gallons.

The Bills presented by the different towns came before a Committee of the House of Commons presided over by Sir John Brunner, and it speedily became clear that this Committee was not likely to report to the House in favour of exclusive rights over the watershed being granted to any one authority.

The Parliamentary inquiry was an exhaustive one, lasting for twenty-three days, at the end of which time an arrangement was arrived at by which the water collectible was to be divided between the different centres interested.

The Derwent Valley Water Act of 1899 provides

for the formation of a Board consisting of thirteen members :—

4	representing	the town of	Leicester.
3	„	„	Derby.
3	„	„	Sheffield.
2	„	„	Nottingham.
1	„	county of	Derby.

Provision is also made for the appointment each year of a standing arbitrator in order that any matters of dispute which may arise between the several parties to the Act may be readily settled

The Act also lays down the manner in which the water available, after allowing ample compensation to the rivers, shall be divided, viz.:—

To the local authorities other than the county boroughs :—

In the county of Derby—

A quantity not exceeding 5,000,000 gallons per day;

In the county of Nottingham up to the year 1930—

A quantity not exceeding 1,000,000 gallons per day.

Subject to these amounts the remainder of the available supply was divided as follows :—

To the Corporation of	Derby ...	25·00	per cent.
„ „	Leicester ...	35·72	„
„ „	Nottingham	14·28	„
„ „	Sheffield ...	25·00	„

Should any of the towns have a surplus of water, they must offer it at cost price to the Board, who in their turn must offer it simultaneously to the other towns, and should more than one town require the water, it must be divided in the statutory proportions.

Subject to this provision, any of the three Corporations of Derby, Leicester, and Nottingham, may sell the surplus water to any authority or company within their respective counties, and the Corporation of Sheffield to any such authority within a fixed portion of Yorkshire, known as the "Sheffield area."

The expenditure in respect of the purchase of lands, and of the construction of reservoirs, and other works for the common use of the four towns, and of part of the county of Derby and the county of Nottingham, is borne by the four corporations in the statutory ratio.

All other expenditure is borne by the corporation for whose benefit such expenditure is incurred.

The special provisions made for the supply of the five million gallons to local authorities in the county of Derby are important and interesting.

The County Council may, upon application being made to them, create water districts and constitute committees for the purpose of taking a supply of water for such districts from the Board. But no area can be included in such a district without the consent of the local authority, unless the latter has failed to provide an adequate supply. The order of the County Council must be confirmed by the Local Government Board, as must also the scheme prepared by the committee. The committees, when formed, have all the powers of an urban district council with respect to carrying out waterworks and they must specify the amount of water they require.

When the order has been confirmed, the Board are bound to supply, and the committee to take, the specified quantity in perpetuity. The annual rate of payment for the supply is 4 per cent. upon such proportion of the total capital expended in respect of the works by means

of which the supply to the local authority is afforded as the daily quantity demanded may bear to the total daily quantity which the works are capable of affording, together with a similar proportion for maintenance and management.

Local authorities in the county of Nottingham may also demand a supply from the Board up to the year 1930 upon similar terms to the committees in the county of Derby, and such supply may be taken from the aqueduct to be constructed by the Corporation of Nottingham, the authority benefiting paying an annual rent to Nottingham for the use of the aqueduct.

The Leicester Corporation are bound to supply out of their share to any corporation or urban or rural district, or to any authorised water authority, situated wholly or in part in the county of Leicester, and within ten miles of the aqueduct, such daily quantity of water as the authority may require, but with this stipulation —that the present Leicester water district have a prior right at all times to twenty-five gallons per head per day. The annual rate of payment is similar to that already mentioned for the local authorities in the county of Derby.

The Corporation of Sheffield have power to supply water in bulk to any corporation, council, or local authority within the "Sheffield area," with the exception of such as may be within the existing limits of supply of the Corporation of Rotherham. Special extra provisions had to be made with regard to Rotherham, as this place already possessed rights of supply from Sheffield under an Act of 1896, and it is now entitled to one-sixth of the water received by the Sheffield Corporation from the Derwent Valley Water Board, and has to pay a like proportion of the expenditure.

The Board have power to acquire the land and easements necessary for the construction of their reservoirs, aqueducts, and other works, and may also acquire by agreement, or take on lease, lands within their drainage area for the purpose of protecting the waters from contamination.

Special provisions are, of course, made for the protection of the local authorities, railway and canal companies, and private landowners who may be affected by the works, and aqueducts; and "the millowners" on the River Derwent have been given the right to demand a supply of water from the mains of the Board, paying the same rate for such supply as that charged for trade purposes in the borough of Derby.

The chief landowners affected by the works of the Board are the Dukes of Devonshire and Norfolk, from whom the lands for the reservoirs were purchased. Careful provision was made by Parliament for the proper protection of the rights of these owners and of their tenants, and for the reinstatement of all drains and watercourses interfered with. The timber was reserved to the owners, who have to cut and remove the same, and the sporting rights are also reserved.

Portions of the Woodlands Estate of the Duke of Devonshire were acquired, and about $2\frac{1}{2}$ miles of the aqueduct passes through Chatsworth Park.

The Duke of Norfolk has the right to demand a supply of water from the Board for Derwent Hall and village, paying for the same at a rate similar to that payable by the local authorities in the county of Derby.

If the water supply to any property is severed or injured, a supply not less than that previously enjoyed has to be provided by the Board at its sole

expense. Similar provisions are made for the protection of the Duke of Rutland and other owners, but I will not weary the Meeting with a detailed description of these.

The watershed forms part of the hilly country known as the Peak District, and for the most part is moorland, comprising an area of nearly 32,000 acres. All of this area lies at a greater altitude than 580 feet above Ordnance datum, 26,800 acres above 1,000 feet, and 11,600 acres above 1,500 feet. When the present works are completed, there will be practically no houses left above those reservoirs which will supply the towns.

Geologically, the valleys are in the Yoredale series of shales and sandstones, many of the hills being capped by millstone grits. The water is decidedly soft, possessing only about two or three degrees of hardness.

No rain-gauges had been established on the gathering ground, and although deductions were made from gauges in adjoining areas, and from those set up during the preliminary surveys, these differed considerably and were not considered to be sufficiently accurate. Two referees and an umpire were therefore appointed under the Act, and it was the duty of these gentlemen to make observations for six years (1900 to 1905 inclusive), and within six months after the termination of this period to determine the amount of the available rainfall and publish the results. They established fifty gauges on the watershed (or about one per square mile), and determined that the average amount of water collectible was 45,629,000 gallons per day. Of this amount one-third has to be discharged in a regular and continuous flow as compensation water to the rivers, leaving 30,420,000 gallons per day available for supply purposes. The rainfall varies over the watershed from 38 inches to

60 inches, with an average of 47 inches per annum, and the calculation of the amount collectible is probably based upon the assumption that 14 or 15 inches are lost through evaporation and absorption.

Mr. Edward Sandeman, the engineer to the Board, makes the following interesting observations in a Paper recently read by him :—

"Since the above-mentioned conclusion was arrived "at, I have obtained figures from a weir established upon "the river for the purpose from which the real loss by "evaporation, percolation, and absorption has been calcu- "lated over a period of years, and so far as can be "ascertained, the allowance made by the referees of, "say, 14½ inches is quite 2 inches in excess of the proper "amount.

"It is interesting to note that my original estimate "of the collectible rainfall was two inches too high, and "that all the aqueducts were designed too large as "regards rainfall, but this reduction in the actual loss "by evaporation, &c., balances the mistake made in the "rainfall figures."

Mr. Sandeman draws the very proper deduction from his observations, that it is a useful guide to measure the actual flow in the streams in addition to the rainfall over the area under observation.

We must now pass to a consideration of the works sanctioned and those actually under construction.

The works originally authorised by the Act of 1899 consisted of six reservoirs, filter beds at Bamford, lying just south of the reservoirs, a large service reservoir at Ambergate, with a main aqueduct some twenty miles long between Bamford and Ambergate, a subsidiary aqueduct to Crich to supply high levels (which has since been abandoned), branch aqueducts to the four

towns, and railways to connect the sites of the reservoirs and filter beds with the Midland Railway.

The diversion of a number of roads in the county of Derby was also authorised.

The reservoirs were named respectively, the Ronksley, Howden, Derwent, Hagglee, Ashopton, and Bamford.

The Ronksley Reservoir, which was the most distant and situated at the highest level, was subsequently abandoned, and to compensate for the loss of storage, the Derwent Reservoir was enlarged, and the position slightly altered by powers conferred by a further Act obtained in 1901.

By means of a third Act, sanctioned in 1904, the line of aqueduct between Ambergate and the River Trent was diverted, an alteration which permitted the distance to be shortened by $1\frac{1}{2}$ miles, while a considerable further saving was effected by the use of lighter pipes, as the new line passed over higher ground, thus involving a reduced water pressure. The saving obtained by the lesser thickness of the pipes is said to amount to 6,000 tons of cast-iron. Powers were also acquired for the purpose of laying the Nottingham main from Ambergate, no plans for this work having been deposited in the original scheme.

All of the works authorised by Parliament are not, of course, necessary for the supply immediately required, and they have accordingly been so designed as to permit their construction being carried out in three instalments to supply approximately the following quantities of water:—

1st instalment—13,000.000 gallons a day.

2nd „ 10,000,000 „ „

3rd „ 10,000,000 „ „

The reservoirs will probably be constructed in the following order:—

First: Howden and Derwent, which are already practically completed.

Second: Hagglee.

Third: Ashopton and Bamford.

In May, 1900, the engineer was appointed and a commencement made with the construction of the railway, seven miles in length, from Bamford to the site of the Howden Reservoir. This railway is chiefly interesting on account of its somewhat steep gradient, about 1 in 40, and its trestle viaducts crossing three deep valleys.

At the same time the Board began to build the village—called Birchinlee—for the accommodation of its workmen. This village, which now has a population of about 900, of which 650 are men employed on the works, cost some £32,000 to erect, and no doubt it has been a great advantage not only to the workman, but to the Board. It provides most comfortable quarters, and has its own school, recreation hall, hospital, water supply, and sewerage system.

The Howden and Derwent Reservoirs, which are nearing completion, are together expected to yield about 20 million gallons a day—$13\frac{1}{3}$ million gallons for supply and $6\frac{2}{3}$ million gallons for compensation water. The total storage capacity of the two reservoirs will be 3,940 million gallons, and the area of the watershed draining to them 13,220 acres.

Though I do not wish to weary you with a mass of figures, the following dimensions, which apply to the

first two reservoirs, are interesting and give some idea of the size of the undertaking.

	Length of Dam.	Height of Dam.	Greatest Thickness.	Level above Ordnance Datum.	Weight in Tons.	Length of Overflow.
	Feet.	Feet.	Feet.	Feet.		Feet.
Howden .	1,080	117	176	870	500,000	500
Derwent .	1,110	114	170	776	630,000	600

There was a good deal of discussion and difference of opinion as to whether the dams should be constructed of masonry or should be earthen embankments, and the question of stability in case of landslips, of which a number of ancient traces were found in the district, had to be considered. Masonry was finally decided upon, and considering the nature of the ground and the height of the dams, the decision seems undoubtedly to have been correct.

Work on the Howden Dam was commenced in November, 1901. The excavation in the centre of the valley was taken 70 feet below the bed of the river, but even at this depth the ground was not sufficiently watertight, the beds of shale and sandstone being crushed and contorted. It was therefore decided to excavate a narrow trench 6 feet wide until a watertight stratum was reached. This trench, which had to be taken right across the valley for a further depth of 55 feet below the main foundation, was afterwards filled with cement concrete, and forms a watertight curtain wall below the dam.

In the year 1908 a doubt had arisen whether the hillsides were watertight, and consequently headings

were driven, and on both sides of the valley broken beds of shales were met. Wing walls had therefore to be built extending 3,000 feet on each side of the reservoir. These wing walls are constructed up the valley, not in line with the main dam, as, owing to the dip of the strata, this method was considered to be the most suitable.

Wing walls were also found to be necessary in the construction of the Derwent Dam, but in this case it was thought better to carry them straight into the hillsides, and this has been done for a distance of 500 feet at each end. A curtain wall was also constructed below the main foundations.

The interior of each dam is composed of what is known as Cyclopean rubble, large rough blocks of stone surrounded by cement concrete, in the proportion of about 45 per cent. of stone to 55 of concrete. The dams are faced on each side with dressed stone, and the joints on the upstream face are caulked with neat cement. Overflow weirs for taking the flood water are constructed in the centre of each dam, and on each side of the weir is a tower, rising 50 feet above the top water line. These towers contain the outlet pipes and valves for supply and for emptying the reservoirs if required, the supply pipes being 45 inches in diameter.

A few words about the stone used are necessary, and I cannot do better than again quote Mr. Sandeman's own words :—

"There are five beds of millstone grit, but they are "not all of the same quality. The bed chosen was the "third layer, known as Rivelin grit.

"This stone is admirably adapted for the required "purpose. It is composed of silica and felspar, and "whilst it cannot be claimed to be one of the heaviest

" or hardest rocks, it is sufficiently strong for the purpose " (crushing at 400 to 500 tons to the square foot), and is " of a very durable nature. It is easily quarried and " is cheaply worked. It has also the advantage " that it hardens when exposed to the weather. Masons " find it much more laborious to work stone which has " weathered for a year or more, than freshly got stone."

About fifty acres of land near Grindleford were acquired, of which some eighteen acres contained stone, and the Board has thus been able to quarry its own stone as required for use upon the works. Quarrying operations were commenced long before the stone was required for use in the dams, so that a stock might be in hand to prevent delays. Some idea of the magnitude of the work, and the wisdom of this early provision, is obtained from the fact that 1,200,000 tons of stone have been delivered from the quarry for the construction of the dams, the remainder being obtained from the excavations.

In connection with the quarry it is stated that there were five miles of railway, and that 6,000 tons could be delivered per week. The stone was finally lowered to the Midland Railway by means of a cableway, the difference in level between the quarry and the main line being about 250 feet.

The stone was of three descriptions, rubble for concrete, dressed stone for facing the dams, and large " plums " for building in the interior, the latter varying from $\frac{1}{2}$ a ton to 6 tons in weight.

When all the stone required had been obtained, the quarry was closed down in October, 1910.

The water is conveyed through an aqueduct from the Derwent Reservoir to the filter beds at Bamford, the Sheffield supply being taken off by means of a tunnel

through the hills, from a point just south of the Lady Bower Brook.

The filter beds at Bamford are of two kinds. The water is first passed through what are known as "roughing filters," which comprise a series of comparatively small tanks, some 8 feet deep, in the bottom of which perforated concrete slabs are laid, and over these about 12 inches to 16 inches of gravel. From the roughing filters the water passes to sand filters, which complete the work of filtration, and from these it runs to a clear water reservoir capable of storing 4½ million gallons.

The roughing filters are said to give excellent results, and effect considerable economy of labour, as by their use the sand filters, which if used alone would have to be cleaned every few weeks, will now probably last for a much longer period.

The method of cleaning the roughing filters is interesting. The water is first lowered so as just to cover the gravel. Then compressed air is forced through a series of pipes beneath the concrete slabs. This has the effect of agitating the surface of the water and blowing out the accumulated sediment, which is washed away by fresh water introduced at one end of the bed.

As has been previously mentioned, the water after passing through the filters at Bamford, flows some twenty miles to a service reservoir at Ambergate. This reservoir regulates the supply to the towns if for any reason the line to the north is interfered with. It is covered and will be divided into three parts, only one of which is now being constructed; work on the other two being deferred until they are likely to be required. The portion now constructed will contain 28,000,000 gallons. The walls and floor are built of concrete, faced

with asphalt, and the roof of concrete and steel girders supported by brick piers. The top water level, which regulates the pressure on the supply mains, is 640 feet above sea level.

The main aqueduct consists of tunnel, cut and cover, and pipes. The tunnels and cut and cover, which are made large enough to take the whole ultimate available supply, are formed of concrete with a lining of blue bricks, circular in section, having a diameter of 6 feet 3 inches.

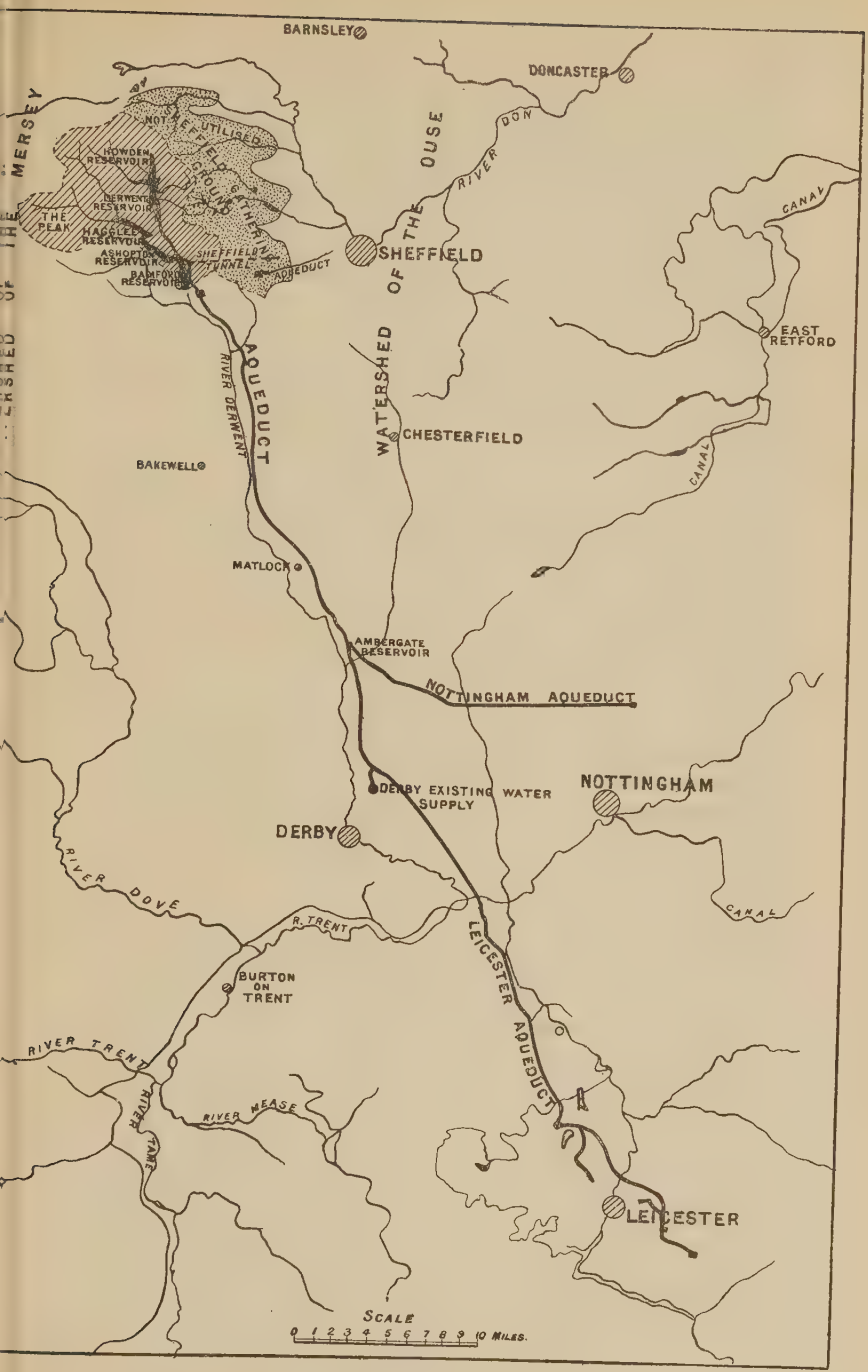
The pipes, which are of cast iron, are 45 inches in diameter, and are used where the aqueduct comes under pressure in crossing valleys and low ground.

Easements have been acquired for laying three lines of pipes, but only one line is now constructed to convey the first instalment from the Howden and Derwent Reservoirs.

The supply to Nottingham is taken direct from Ambergate Service Reservoir by a 29-inch diameter pipe, which is large enough to take the whole quantity assigned to that town. The Board's works terminate at Langley Mill, on the borders of the county, and from here the Nottingham Corporation have constructed their own pipe line to their reservoir at Cockpit Hill.

The Corporations of Derby and Leicester have a joint main 40 inches in diameter as far as Coxbench, within four miles of Derby. At this point a branch main conveys Derby's share of the water to their reservoir at Little Eaton.

The aqueduct constructed by the Board—now reduced to 33 inches—continues south to a point just north of the River Trent, near Sawley. Here and at other places along the route the water can be measured, and at this point the works constructed by the Derwent Valley



MAP SHOWING RESERVOIRS, AQUEDUCTS, ETC.

Water Board terminate. The whole of the works of the Board have been carried out to the designs and under the supervision of the Board's engineer, Mr. Edward Sandeman, the two reservoirs by direct administration and the aqueducts and other works by contract.

Before bringing this Paper to a close, I feel that a few words are necessary as to the portion of the works carried out for the Corporation of Leicester.

These have been constructed under the supervision of my firm, and perhaps I may be permitted to add that it was chiefly due to the initiative of the senior partner, Mr. J. Breedon Everard, that the scheme authorised by Parliament and carried out by the Board and the various corporations was contemplated.

The Leicester Aqueduct, commencing near Sawley, crosses over the River Trent and passes south to the west of Loughborough and through Beaumanor Park to Hallgates, a distance of about 14 miles. The pipes are for the most part 32 inches in diameter. At Hallgates, a covered service reservoir to hold 2,000,000 gallons exists for the present supply to the town, and another reservoir of equal capacity has now been made.

I believe that I am correct in stating that the line of pipes from Ambergate to Hallgates is the longest "syphon" in England, being 29½ miles.

The length of aqueduct from Derwent to Leicester is about 67 miles. Through the valley of the Trent two lines of pipes have been laid, although one is sufficient to convey Leicester's share of the first instalment. Owing, however, to the high pressure on the mains, which reaches 240lbs. to the square inch, to the fact that the gravels are here always saturated to within three feet of the surface, and to the difficulties of access

during the periodical floods, this course was considered necessary in order to safeguard a continuous supply.

The most interesting work on the Leicester section, and possibly along the whole line of aqueduct, is the bridge which carries the pipes over the River Trent. This bridge, which is built of steel, is of the bow-string type, and crosses the river in one clear span of 220 feet, at a height of 17 feet above the ordinary water level. It is designed to carry four lines of steel mains, two for immediate use, and two more for future requirements. The superstructure is carried upon brick and concrete foundations enclosed in cast-iron cylinders, which were first sunk by the aid of compressed air to the solid marl, at a depth of 21 or 22 feet below the river level. Commenced in the summer of 1906, it took some fifteen months to erect, and cost nearly £9,000.

In conclusion it may be mentioned that the works of the Board are estimated to cost about £6,000,000, and if to this we add the other works carried out by the four Corporations, the total expenditure will be £7,100,000.

Mr. W. Edward Woolley (Vice-President) said that it was with great pleasure that he proposed that a cordial vote of thanks should be given to Mr. Bernard Everard for his able Paper. As Chairman of the Reception and Arrangements Committee he felt personally indebted to him, for Mr. Everard had been so good as to respond to his suggestion that he should prepare a Paper on the subject, and he felt that his choice had been more than justified. It must have proved a somewhat arduous task to get the material together and to present it in so interesting a form, and he felt that he might answer for the appreciation of all present.

He hoped that those who were going to the Derwent Valley Waterworks on the following day might have a fine day for their visit so that they might have the additional interest of themselves seeing the works which had been so well described to them by Mr. Everard.

Mr. W. G. S. Rolleston (Fellow) said he had great pleasure in seconding the vote of thanks to Mr. Bernard Everard for his interesting and lucid Paper. Those who lived in the counties of Nottingham, Leicester, or Derby, or in the Sheffield area of Yorkshire felt, of course, special interest in the works, because their construction guaranteed in future an ample supply of one of the most vital necessities of life. Apart from that special interest to themselves, he felt sure that the works would prove of considerable interest to all Members of The Institution who visited them, and that they would agree most cordially with the vote of thanks to Mr. Everard which had been proposed, for the trouble he had taken in the preparation of his Paper. From what they had heard that day, and from the illustrations in the handbook of the Meeting, those who had decided to visit the works on the following day would receive much assistance in understanding what they saw, and in comprehending exactly what had been done. He asked them to pass a vote of thanks to Mr. Everard with acclamation.

Mr. W. E. Mills (Fellow) said that he did not know he was to open the discussion on the Paper, but as he had been called upon he would endeavour to put before them the few remarks on the subject which occurred to him. He had been greatly interested in the detailed description which Mr. Everard had been good enough to give of the works which comprised that most impor-

tant undertaking. The Paper was full of information and, like most informative Papers, for that very reason, if he might venture to say so, did not lend itself very readily to discussion. It would be a matter of presumption for anyone unacquainted with the details of the scheme to question either the figures or any other of the details which Mr. Everard had given.

He might perhaps be allowed to ask one or two questions on points which had struck him in following the Paper. On page 532 Mr. Everard stated that the consulting engineer to the Leicester Corporation felt some hesitancy in recommending his Council to undertake the scheme on account of the distance and the great cost which it would entail upon the borough. They in the north, however, did not think that sixty or seventy miles was any too far to go for the great necessary of life. As they all knew well, Manchester some years ago went to Thirlmere. Since then Liverpool had gone to Vyrnwy, North Wales, a distance of 74 or 75 miles. Even in Birkenhead they were now engaged in harnessing no fewer than three falls in North Wales to supply the needs of a large and increasing borough, and their aqueduct would be between sixty and seventy miles in length.

The next point that struck him was that the claim of the town of Nottingham, which had been good enough to receive them that day, was less insistent than the claim of Leicester, and Mr. Everard gave as the reason the fact that Leicester had no streams of any size available, and no underground supplies. Mr. Everard told them that conferences were held to assimilate the differences between the various authorities, but that they failed to arrive at an understanding, and that in consequence separate surveys were made and separate schemes drawn

up. That, he felt, was unfortunate, and ought not to have happened, although, speaking as a surveyor, it might perhaps have proved beneficial to his profession.

The town of Nottingham, he noticed, did not promote a Bill, but had a *locus standi*, presumably because the River Trent was fed by the sources which the Derwent Valley scheme would to some extent absorb. Not having knowledge of the locality he wished to ask a question on that point. On page 535 Mr. Everard pointed out the important and interesting provisions made for the county of Derby. It seemed to the speaker that that county was specially favoured for some reason or other above the others, and he would like to know from Mr. Everard the reason why it was found necessary to make a difference in its favour.

He noticed that the water was decidedly soft, possessing only two or three degrees of hardness. That, he ventured to submit, was very soft indeed, and he should like to ask whether the authorities had found that the softness caused any injurious effect on the lead service pipes through which it was conveyed to the houses. He asked that question because he well remembered that the Corporation of Liverpool had considerable difficulty in regard to that very point in the first six months or so of the use of the Vyrnwy water. It was found afterwards that the action ceased, and it was generally attributed to a considerable quantity of peaty and other vegetable matter which, although not visible to the eye, was held up in solution in the water at first received from the reservoir. As the reservoir filled again that peaty solution disappeared and at the present time, although the softness of the water was entirely preserved, there was in Liverpool no trouble whatever from that cause. It was very noticeable indeed in the first

six months, or possibly the first twelve months, of the use of the water, and he would like to know whether any similar difficulty had been experienced in the water from the Derwent Valley.

He had no further remarks to make until page 541, where there was an interesting note on the village erected for the workmen. The number of houses was not given, but he had worked out a little calculation on the basis of a population of 900. If they assumed—although he did not know whether in workmen's villages it would be a correct assumption—that there were the ordinary number of five persons to the house, there would be 180 houses. The total cost was £32,000, which gave £177 per house, which did not seem excessive for workmen's cottages. He presumed the cost of the site was not included, as that no doubt would be provided free.

Another important point dealt with in the Paper was the choice—which must always be a matter of very considerable anxiety for the engineer—of the materials for the construction of the dams—masonry *versus* earthwork. They all knew that the old-fashioned school of water engineers would not listen to a masonry dam. It was outside all practice, and could not be done. He remembered the case of the Vyrnwy Dam, Liverpool, there was a battle royal between the two engineers on that very point, and it was finally decided to construct a masonry dam. A masonry dam of that size and importance had never before been constructed, and the late Mr. Hawksley, who was consulting engineer in connection with the scheme, felt that decision so much that he withdrew entirely, and the work was carried out by the late Mr. Deacon, who was a strong advocate of the masonry dam.

He understood from the Paper that the dam at the Derwent Valley works was constructed of Cyclopean rubble, which to him, at any rate, was a somewhat new term, but one which was explained by the author. He had followed the description, and would like to ask whether there was any provision for ensuring thoroughly the cohesion between those enormously large "plums" or blocks of stone, which, in fact, formed the main construction of the embankment. He asked that because he remembered the time when the very question of bonding and jointing was hotly discussed in connection with the Vyrnwy scheme. Mr. Deacon finally decided on joggle bonding. Stones were excavated in all kinds of irregular shapes, the more irregular the better, and each stone as it came on the works was considered by the head mason and put aside for a particular place. Smaller stones, more or less flat and of comparatively thin dimensions, were also taken, and were built in and out, very much as the macadam or top surface of a road was crushed into position by the steam-roller. He was not sure whether he had made himself clear, but the idea was that each stone of a different shape should be bonded into a place left by its neighbour, the result being a very impervious and firm bond. As far as he could follow the description of what was done at the Derwent Valley works, he feared this would be less likely to exist under the system of Cyclopean rubble.

He should like to say a word on that very interesting feature, the curtain wall, which was taken down 55 feet below the main foundation. That, of course, was necessitated by the strata of the hills. No such difficulty arose at Vyrnwy as it was all hard limestone rock, and the dam rested on its own foundation, and there was no necessity for providing a curtain wall.

Some idea of the difference between the two filters described in the Paper and the one used at the Liverpool Corporation Waterworks might be of general interest to those present. In the former, cleaning was done by compressed air forced underneath the concrete rock filter, thus driving up the sediment which was carried away by the ordinary flushing arrangement. The Vyrnwy engineer designed a water tower in which the water collected before being discharged into the main. In that tower were a series of concentric wire filters, so arranged that when the outer, which took the first sediment, became more or less choked it was hoisted into the tower out of its position, the other filters taking up its work. By that means three or four filters were always in action, a system which he understood worked extremely well.

He had been deeply interested, as other Members must also have been, in the informative manner in which Mr. Everard had dealt with the subject in his Paper. Such systems of reservoirs and storage places would become in greater and greater demand. He was reminded of what a Lancashire man once said while riding in a coach through the Lake District. He was on the box seat, and was very curious to know from the driver the names of the different lakes they passed. The driver, of course, with the enthusiasm born of the country, pointed them out to him with his whip as they passed. At length the Lancashire man turned to the driver and said to him, "You call them all lakes "down in this country, but we call them all reservoirs "where I come from."

Looking at it from the artistic point of view he feared that sooner or later all the beautiful lakes of the country must become reservoirs for supplying some

corporation or other. That pointed to the Government of the country having sooner or later to make up its mind to preserve the whole of the watersheds of Great Britain, and to take control of that absolute necessary of life, in order that towns which were unfortunately situated with regard to water and could not get it from wells or other systems might be enabled, without promoting a special Bill, to go to Parliament and say "give "us water from your Government supplies."

Mr. J. W. Tyler (Fellow) said he wished to thank Mr. Everard for the detailed description of those great works which he had given. He did not pretend to any special knowledge of large municipal waterworks, and he would bear in mind the remarks made by the Mayor and be careful not to attempt to display a knowledge he did not possess. The principal point of the Paper which struck him was the one referred to by the last speaker at the end of his remarks, namely, the question of the general conservation of the sources of supply throughout the country. They had heard of the association of four large municipalities in obtaining an excellent supply of water from a great distance, and they had heard something about the steps that had been taken for the benefit of the smaller communities in the neighbourhood, more particularly in the county of Derby. One gentleman asked why the county of Derby only was treated in this way. But he, the speaker, noticed there was apparently some provision for the county of Nottingham also, at any rate for a time. He felt strongly that the smaller communities would have to be guarded by some authority with regard to the question of water supply. In the southern districts they knew what a serious matter

it was for many of the smaller communities in agricultural districts to obtain water, and with the extension of small holdings, &c., the question must become increasingly pressing. He felt that the previous speaker's suggestion would have to be followed, and that some Government department, either the Local Government Board or the Board of Agriculture, would have to take the matter in hand, looking well ahead. Otherwise they would find there would be considerable trouble in future.

Mr. Mills also touched upon the question of soft water, and it seemed also to the speaker that there was some danger of lead poisoning, where the water supplied was as soft as that apparently was. He had always understood that it was a dangerons thing to use lead pipes in connection with soft water, but he believed that by degrees some chemical action took place in the pipes, which provided them with a coating rendering them no longer injurious. That might be an explanation of the phenomenon in Liverpool referred to by Mr. Mills. He would, however, hesitate about using lead pipes in the service of such soft water as that under discussion.

There was also the question of rusting which had been brought to his mind, because he had recently to deal with trouble of that kind in connection with a south country water, which had been softened by artificial means. He was told by a boilermaker, who supplied the boilers in connection with certain works that he, the speaker, had had carried out, and where that trouble had arisen and was being investigated, that in the case of the Welsh water they always had to use copper boilers because they could not use iron ones on account of the rusting.

Mr. Richard Coulson (Fellow) said that when the Vartry Waterworks at Roundwood were opened they had suffered with regard to soft water, but the effect on lead pipes was found to be counteracted by alloying the lead with 2 per cent. of tin. A very distinguished gentleman in Dublin, Sir Charles Cameron, who was acknowledged as an authority in such matters, was, the speaker believed, the discoverer of this solution of the difficulty. The pipes were manufactured locally, the speaker having many times seen them in course of manufacture, and noticed how the 2 per cent. of alloy was introduced.

The effect of the soft water upon iron boilers and cylinders was disastrous, and would, as a rule, cause them to perish within two years. Copper was a greater economy as compared with iron. As the only Irish representative present he wished to add his quota to the thanks which were undoubtedly due to Mr. Everard for his highly interesting and instructive Paper.

The resolution of thanks was then put to the Meeting and carried unanimously.

Mr. Everard, in reply, said he was greatly indebted to the Meeting for the kind way in which they had received his Paper. With regard to the questions which had been asked, he was not present either during the design or the construction of the works as a whole, and there might therefore be a little difficulty in his finding the answer to some of them. The Secretary, however, had suggested that as time was getting on his reply should be printed with the *Transactions*.

He again thanked them very cordially for the vote of thanks they had passed.

As after the discussion time did not admit of a full reply by Mr. Everard, he has, in accordance with the Secretary's suggestion, sent the following answer to some of the points raised in the discussion of his Paper:—

Although I am unfortunately not conversant with all the details of the work, yet I hope to be able as briefly as possible to throw light upon some of the questions raised in the interesting discussion which has taken place.

Mr. Mills mentioned that he did not consider sixty or seventy miles too far to go in search of what is undoubtedly one of the greatest necessities of life, and mentioned other towns which had also to go far afield for their water supply. With regard to this I should like to point out that Leicester had only a few years previously completed the third of what we may call its local reservoirs, and it was a heavy responsibility for the engineer to recommend the Town Council to place this large additional burden upon the rates of the town. Possibly therefore it may have been fortunate that Leicester did not obtain all for which she asked. Birkenhead certainly seems a comparatively small place to have to go so far for its water supply, but in the case of the other two towns mentioned, it should be pointed out that the population supplied by Liverpool is about four times the size of that supplied by Leicester, and that of Manchester some five times as great.

With regard to the next point raised, it will probably be generally admitted that Leicester's need was more pressing than that of any of the other towns; in fact it was chiefly upon this ground that the town based its claim, though it should be added that the River Soar—upon which Leicester lies—flows into the Trent only a little

more than two miles below the junction of the Derwent. Nottingham, though it possessed underground sources, certainly appeared to have a reasonable claim on account of its position upon the River Trent some miles below the junction of the Derwent, while the claim of Derby —both of the town and county—could not be denied, as the River Derwent flows through the centre of the county from its source to its junction with the Trent.

It was certainly unfortunate, for all but the lawyers and surveyors, that some compromise could not have been arranged before going to Parliament, which would have effected a very considerable saving of expense; but the time available was short, and it may be doubted if an arrangement as equitable as that sanctioned by Parliament could have been arrived at without its aid.

With regard to the softness of the water, though this is certainly very marked, there seems to be no ground for alarm, and perhaps, as this point was also raised by the two subsequent speakers, it would be well to deal with the whole matter together.

Section 58 of the Derwent Valley Water Act, 1899, makes the following provision :—

"All water supplied by the Board under this Act "shall be properly and efficiently filtered or otherwise "treated so as to prevent it acting on lead in such "manner as to endanger the health of consumers and if "the Board make default under this section they shall "be liable to a penalty not exceeding £10 for every day "during which such default shall continue."

Several towns, including Sheffield which draws its present supplies from moorland lying to the east of the reservoirs constructed by the Board, have experienced the difficulties and dangers caused by an excessively soft water supply. Years ago Sheffield had to face the

danger, and after a special inquiry, and a series of experiments, it was decided to treat the water with a preparation of lime, which proved successful.

There seems little doubt the action on the lead pipes is caused not because the water is soft, but because it contains certain acids, probably derived from the peat, which have the effect of dissolving the lead, a chemical action which can apparently be arrested by the use of lime in some form.

I believe I am correct in stating that there is not so much peat in the Derwent watershed as appears on the moors to the east, and analyses of the water show practically no trace of the acids. It is therefore unlikely that any special measures will have to be adopted beyond the filtration at Bamford, where the water passes through a series of filters containing a certain amount of limestone; but should it appear expedient to the board to take further precautions, this should not be a difficult matter, as more lime could be added during filtration. The long length of tunnel, and cut and cover between Bamford and Ambergate, would probably in itself be sufficient to neutralise any trace of acid in the water.

The water apportioned to Sheffield would have to be dealt with separately, as the supply to this city is taken off north of Bamford, and a section of the Act of 1901 makes provision for this.

Mr. Coulson's information with regard to counteracting the action of the soft water by using an alloy containing 2 per cent. of tin is most interesting, but it would seem safer to treat the water instead of trusting to the proper manufacture of the supply pipes.

With regard to the cost of erecting the village of Birchinlee, the amount appears very reasonable, especially

when it is borne in mind that this includes schools, recreation hall, and other buildings, also the cost of the terracings and making roads, together with water and sewerage schemes. On the other hand, it should perhaps be mentioned that the houses are of a temporary character, and many of them are built to accommodate ten men apiece.

I can in a brief discussion add little of value on the subject of masonry *versus* earth dams. The subject has given rise to a good deal of difference of opinion, and it is well known that the late Mr. Hawksley was opposed to masonry dams, but it appeared to those in charge advisable that the dams in the Derwent Valley should be of masonry, and the decision arrived at seems to have been wise and amply justified.

I am afraid I do not entirely follow Mr. Mills' remarks with regard to the construction of the dams. It would appear that the Vyrnwy dam was constructed more on the lines of a masonry wall with joggle bonding, but this was not quite the case with the Howden and Derwent dams, the construction being more in the nature of a huge mass of concrete, the "plums," which were, as far as possible, laid on a horizontal bed, being used, no doubt, as much on the score of economy as strength, but they possess a further value, as they assist in avoiding the expansion and contraction so often experienced in large continuous masses of concrete.

I presume that Mr. Mills' remarks in respect of the filters only apply to the roughing filters, and it would appear that the wire filters would only remove the coarser impurities. The roughing filters described in the Paper are a comparatively modern invention, and although at present they have been used chiefly abroad, they are said to have given excellent results, and to

have effected great economy of labour in clearing the secondary or sand filters.

With regard to the conservation of the sources of supply and the apportionment of this particular source to the various authorities interested, the scheme under which the Derwent Valley Water Board was formed, appears to be one which shows considerable forethought and careful attention to detail, and I believe I am correct in stating that it is the first water undertaking in this country to be carried out by a Board representing such large interests and such a widely distributed population.

Paper 388. }
No. 582. }

THIRD PAPER.

THE COAL AND IRON INDUSTRIES OF DERBYSHIRE AND NOTTINGHAMSHIRE.

By GEORGE S. BRAGGE.

These two counties, situated practically in the centre of England, are approximately of the same size, Derbyshire being 56 miles long from north to south by 33 miles wide east to west, and having an area of 1,029 square miles. Nottinghamshire is about 50 miles long from north to south by 25 miles east to west, with an area of 825 square miles.

The rate of progress in population has been marked as shown below :—

	Derbyshire.	Nottinghamshire.
1881 ...	461,746 ...	391,815
1891 ...	528,033 ...	445,823
1901 ...	599,694 ...	594,537
1911 ...	695,562 ...	604,077

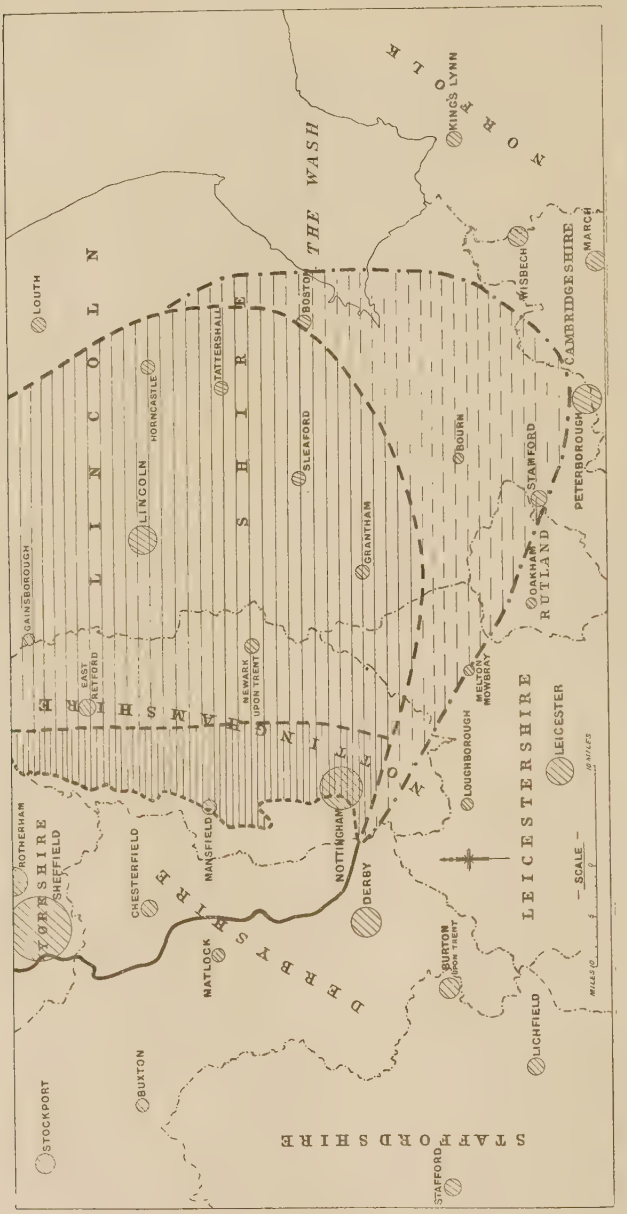
The coalfield of these two counties is the southern extension of the great Yorkshire or Midland coalfield, and no geographical distinction need be made in speaking of it. Roughly speaking, the productive coal measures extend from the outcrop, which runs north and south from slightly to the west of Sheffield to near Belper,

with a general slight dip to the eastward, in which direction collieries have been sunk through the newer measures (magnesian-limestone, and new red sandstone), proving them in this direction to exist approximately up a line running from Worksop to Gedling, near Nottingham. The eastward extension of the coal measures under Lincolnshire was reported upon by a Royal Commission appointed in 1901 to consider the available resources and extent of the coalfields of the United Kingdom. In their Final Report, issued in 1905, their estimate of the net available tonnage of coal remaining unworked in the proved coalfields of Derbyshire and Nottinghamshire at a depth not exceeding 4,000 feet was 7,360 million tons. (The figure for the whole of the kingdom was put at 100,000 million tons of unworked coal in the proved coalfields.)

The Geological Committee of the same Commission made an estimate of the resources of the concealed and unproved coalfields at a depth of less than 4,000 feet, giving an additional 39,000 million tons for the kingdom, of which 23,000 million tons are estimated to exist in the eastward extension of the Yorkshire and Nottinghamshire coalfield into Lincolnshire. Speaking roughly, one half of this extension may be reckoned as belonging to the Nottinghamshire coalfield.

I have indicated on the accompanying plan the information given in the above reports, from which the vast possibilities of the future extension of the Nottinghamshire coalfield may be seen. At the present time a borehole is being put down at Kelham, near Newark, but I am not able to give particulars as to what information it has afforded.

The western boundary of the coalfield is shown by the broad black line.


THE WASH
NORFOLK
KING'S LYNN
WISBECH
MARCH
CAMBRIDGESHIRE
LINCOLNSHIRE
LOUTH
BOSTON
SLEAFORD
TATTERSHALL
HORNCASTLE
LINCOLN
GAINSBOROUGH
EAST RETFORD
NEWARK UPON TRENT
GRANTHAM
BOURN
STAMFORD
PETERBOROUGH
OAKHAM
RUTLAND
MELTON MOWBRAY
LOUGHBOROUGH
LEICESTER
LEICESTERSHIRE
NOTTINGHAM
DERBY
NOTTINGHAMSHIRE
ROTHERHAM
SHEFFIELD
CHESTERFIELD
MANSFIELD
DERBYSHIRE
MATLOCK
BUXTON
STOCKPORT
BURTON UPON TRENT
LICHFIELD
STAFFORD
STAFFORDSHIRE
SCALE
MILES
NOTTINGHAMSHIRE COALFIELD

The eastern extension of the coalfield under the newer measures, where workable coal has been proved by sinkings and borings, is shown by closely ruled lines up to the strong dotted line. (This is a conservative estimate, as a map published in the Report of H.M. Inspector of Mines, W. H. Pickering, Esq., for 1910, shows the proved coal measures to extend rather to the eastward of Retford, and not quite up to Gainsborough.)

The further possible extension of the coalfield towards the east is indicated by rulings wider apart, the southern portion of which towards Peterborough, as estimated by Professor Kendall, being shown by broken ruled lines.

The following section shows the relative positions of the chief coal seams in the Derbyshire coalfield, taken near Ilkeston. There are other seams above and below these, but none of them have been worked to any great extent:—

	Thickness.	Depth.
	Feet. Inches.	Feet. Inches.
Measures		
Coal	2 0	68 0
Measures		
Coal	2 0	102 2
Measures		
Coal	1 6	105 8
TOP HARD COAL	5 6	111 0
Measures		
Dunsil Coal	2 7	161 0
Measures		
Waterloo Coal	2 11	262 6

	Thickness.	Depth.
	Feet. Inches.	Feet. Inches.
Measures		
Coal	2 0	305 0
Measures		
Coal	2 0	343 6
Measures		
Coal	2 6	405 0
Measures		
DEEP SOFT COAL	4 0	653 0
Measures		
DEEP HARD COAL	3 0	706 0
Measures		
Piper Coal	4 0	746 0
Measures		
Coal	2 0	812 0
Measures		
FURNACE COAL (Tupton or Low Main)	3 6	871 0
Measures		
Dog-Tooth Coal	2 0	883 0
Measures		
BLACK-SHALE (Silkstone) COAL	5 9	1,039 0
Measures		
Coal	2 0	1,142 0
Measures		
Coal	2 0	1,153 0
Measures		
KILBURN COAL	4 6	1,463 0

The thickness, depths, and distances apart of the above seams vary in different parts of the coal area. The quality also varies somewhat in localities; for instance, towards the southern portion of the main coal-field the Blackshale coal falls off in quality.

The most important of the above seams is the Top Hard, corresponding with the Barnsley bed of Yorkshire, and it is to this seam that the newer pits in Nottingham-shire have been sunk. In the Derbyshire field the Kilburn seam, which forty years ago was only worked to a limited extent for local purposes near the outcrop, is now being opened up on a much larger scale from deeper sinkings as a first-class house coal.

Other important seams worked on a large scale in this coalfield, are the Deep Soft, Deep Hard, and the Tupton, furnace, or low-main coal, as it is variously termed, and the Blackshale or Silkstone seam.

[The writer then exhibited a diagrammatic section of the coal seams in the eastern (or main) Derbyshire coalfield, compared with the sections in the detached coalfield of South Derbyshire near Burton-on-Trent, and the Leicestershire coalfield, near Coalville, which he compiled some years ago for purposes of comparison.]

Associated with these coal seams, and formerly worked with them to a large extent for pig-iron making, are seams of clay-ironstone, either in beds or nodules. The discovery of the more cheaply worked iron ores of Lincolnshire, Northamptonshire, and Leicestershire, has almost entirely done away with the working of the clay-ironstone. Even thirty-five years ago the make of "all-mine" iron was chiefly confined to the Butterley Company (who, I believe, still make it), and the West Hallam Furnaces of Messrs. Whitehouse (since dismantled).

In the northern part of Derbyshire are extensive quarries of mountain limestone, a large portion of the produce of which is used in the manufacture of pig-iron as a flux. The output of limestone from this county is the next largest to that from Durham, amounting in the year 1899 to over $1\frac{3}{4}$ million tons (1,761,270 tons).

Mention must also be made of the valuable fireclay seams in the South Derbyshire (detached) coalfield, near Burton-on-Trent, where firebricks of first-class quality (as well as sanitary ware and drain pipes) are produced in large quantities.

With respect to the early history of iron manufacture in this district, Mushet mentions a paper, supposed to have been framed about the time of the South Sea Bubble (1711 to 1720) when a mania for joint stock companies existed, referring to 59 charcoal blast furnaces yielding annually 17,350 tons of pig-iron, or rather less than an average of 300 tons each per year. Derbyshire is shown with four furnaces, and Nottinghamshire with one, the largest number in any county being ten in Sussex.

The same writer gives a return of the furnaces in 1796, when the use of coal for fuel had displaced charcoal, in which Derbyshire is shown with three furnaces producing 2,100 tons of pig-iron per annum out of a total of 125,000 tons for the kingdom. No mention is made of the Nottinghamshire furnace. The iron production of Sussex had then practically ceased, one furnace being returned for that county with an annual output of 173 tons only.

It is interesting to note that the above statistics were compiled by a Committee of the House of Commons, in connection with a proposal to lay a tax upon coals, which was to be paid, without any exception, at the pit's mouth.

Coming down to 1839, Derbyshire is shown as having 14 furnaces in blast, 2 out of blast, and 2 building, with an annual estimated production of rather more than 34,000 tons, the total output of pig-iron for the kingdom being given as 1¼ million tons.

The pig-iron industry is of the greatest importance, as may be seen from the following table based on Board of Trade Returns (which, however, does not include the whole of the furnaces in the United Kingdom, Durham especially being excluded):—

District.	Number of Furnaces in Blast at end of	
	January, 1912.	February, 1911.
Cleveland	79	80
Cumberland and Lancs	26	29
S. and S.W. Yorks	11	12
Derby and Notts	**33**	**34**
Leicester, Lincs, and Northants	28	28
Staffs and Worcester	33	34
S. Wales and Monmouth	11	12
Other districts	6	6
Total England and Wales	227	235
Scotland	71	73
Total ...	298	308

The make of pig-iron for Derby and Nottinghamshire in 1910 was 687,305 tons. The iron ore used 2,145,729 tons, and the total coal used, including coal converted into coke, 1,804,711 tons.

The total output of pig-iron for the kingdom in 1910 was over 10 million tons from 335 furnaces in blast.

When it is remembered that the annual consumption of coal by one modern blast furnace is equal to the quantity necessary for the supply of an average fairly large town—say of 30,000 to 40,000 inhabitants—for a year, the importance of the iron trade is easily seen.

The principal iron-producing firms are the Butterley Company, Clay Cross, Sheepbridge, Staveley, Stanton Bennerley, Renishaw, Bestwood, and James Oakes & Company.

A very important branch of the iron industry of the district is the manufacture of cast-iron pipes for water and gas mains up to 60 inches diameter.

The Butterley Company is, I believe, the oldest iron-making concern in the district, having been founded in 1790 by Benjamin Outram (ancestor of the famous general) and William Jessop, son of Josiah Jessop, who assisted Smeaton in building the original Eddystone Lighthouse. These two were originally engaged in making the Cromford Canal, which passes under the Butterley works in a tunnel $1\frac{3}{4}$ miles long, and some of the earliest of their pits were connected with this canal, this of course being before the days of railways.

One of the earliest attempts in the way of railways in this neighbourhood was the tram line to Derby, alongside the main road from Kilburn, which, it is said, took the name of "tram" from "Outram's way," the original title of the firm being Benjamin Outram & Company. About 1811 the title was changed to "The Butterley "Company," which in 1888 was formed into a limited company.

The policy of the company for some time was of a

conservative character, the collieries being on a rather small scale, but more recently they have installed several modern plants for large outputs, and fitted up with all the most up-to-date appliances, in both Derbyshire and Nottinghamshire.

Their blast furnaces with iron foundry and constructional engineering works are too well known to need mention. The limestone required for the furnaces is quarried in Derbyshire.

The Stavely Coal and Iron Company, Limited, founded 1864, is one of the largest and most progressive concerns in the county.

Besides owning large collieries in Derbyshire and Nottinghamshire, with a yearly output of about 2½ million tons, it controls half the shares in the Newstead Colliery, Nottinghamshire, producing half a million tons, and half the capital of the Brodsworth Colliery near Doncaster, which is being rapidly developed for an intended output of another 1½ million tons. The Company has recently acquired a large coal area of some 5,000 acres at Edlington, near Doncaster, where the Yorkshire Main Colliery is being developed for an output of a further 1½ million tons.

The ironworks consist of eight blast furnaces at the old Staveley Works and three modern ones at the Devonshire Works. The total pig-iron produced at these works is about 200,000 tons per annum. The ore used is obtained chiefly from Lincolnshire (Frodingham), Leicestershire, and Northamptonshire. No Derbyshire ore is now used.

The limestone is brought from North Derbyshire, and amounts to 100,000 tons per annum.

There are large iron foundries and engineering shops attached to the works.

The progress of the district may be gathered from the following tables:—

	Output of Coal.			
	1881.	1891.	1901.	1911.*
Derby	8,508,923	11,039,536	15,245,367	17,164,000
Notts	4,758,060	7,221,047	8,626,177	11,691,000
Great Britain	154,000,000	185,500,000	219,000,000	272,000,000

The total output of coal in the United Kingdom
in 1910 was *nearly* 264½ million tons
in 1911 „ „ 272 „ „
showing an increase of 7½ „ „
or an average of 2·8 per cent.

Of the above, Derbyshire shows a slight decrease of 0·7 per cent. in output on 1910 figures, whilst Nottinghamshire and Leicestershire show an increase of 3·7 per cent. on the output of 1910, the highest rate of increase in any large district, except Northumberland and Durham, so that, subject to the note below, the county of Nottingham may be congratulated on its progressive output.

The number of collieries in Nottinghamshire was given at 39 in 1881, against 50 in 1910.

The total number of persons employed in mines classed under the Coal Mines Regulation Acts in the United Kingdom (including some engaged in mining fireclay, ironstone, and shale, which will be a small

* These figures are taken from a "Preliminary Statement," issued by the Home Office, and are to be taken as approximate. In this statement the output of Leicestershire is included with Nottinghamshire. The output for Leicestershire in 1910 was rather over 2¾ million tons, and this has been allowed for in estimating the above figure for Notts. The output for Leicestershire will not have largely increased in one year.

percentage of the total) was 1,067,213 in 1911, about 76 per cent. of which are employed underground. Of the above total—

Derbyshire employed ... 57,785, an increase of 1·4 per cent. on 1910.
* Notts & Leicester employed 49,660, „ 2·5 per cent. „

The progress in the output of pig-iron for Derbyshire is given below:—

1885	...	...	...	368,863	tons
1890	...	...	...	387,760	„
1895	...	...	...	413,454	„
† 1899	...	...	...	511,994	„
† 1910	...	...	...	687,305	„

The diminution in the output of iron ore in Derbyshire, alluded to above, may be seen from the following figures:—

In 1890 ... 23,732 tons were raised, of the value of £8,306.
In 1899 ... 3,526 „ „ „ „ £1,534.
In 1910 ... 1,448 „ „ (value not given.)

In this district the "Longwall" system of working the coal seams is universally adopted, and may be seen in its fullest perfection. This system consists of taking the whole of the coal out in one operation, the roof at the face where the men work being supported by timber props and what may be described as roughly built rubble walls ("packs") formed of stone which falls, or is pulled down, from the roof behind where the men work. As the face advances the props are withdrawn when no longer required and the roof allowed to settle down as far as it will go, except in the roadways from the coal face to the shaft, where the necessary height for the ponies and coal wagons has to be maintained by cutting upwards to the necessary height into the strata which lie above the coal.

* The persons employed in Leicestershire in and about coal mines were 10,565 in 1910.

† Including Nottinghamshire.

[The writer then exhibited three photographs of different parts of a coal face, which might be of use in understanding the above description:—

1. Showed the seam, which has been undercut ("holed") and temporarily supported by short timbers. On the removal of the timbers the coal fell (it was often necessary to blast it down), and was loaded into small wagons for conveyance to the shaft and thence to the surface.

2. Showed a view along the face, with the timber props supporting the roof. In the foreground, on the right, a "pack" was shown built up to the roof for additional support, whilst in the distance another "pack" was shown in process of formation.

3. Was a view in a roadway showing how the strata above the coal had to be taken down to afford height for the ponies to work, and also how the roof of the roadway in that case was supported by heavy timbering. Such timbering was not always required in the roadways, the strata being frequently strong enough to stand without support over the width of the roadway.]

The question of subsidence of the roof as mentioned above, so far as it affects the surface and buildings thereon, may be of interest to the Members of this Institution, and is one over which many law suits have been fought. It is a subject, however, most difficult to dogmatise upon, and almost every case has to be decided on its merits.

Many different factors enter into the case, prominent amongst these are: (1) The thickness of the coal extracted; and (2) the depth of the seam from the surface. Then one has to consider the quantity of material available for packing purposes as well as its quality—whether strong or friable—and also the general

character of the strata lying between the coal seam and the surface.

The question of the area of the coal worked under the surface where alleged subsidence has taken place, has also to be looked into, and also as to whether the strata in the neighbourhood are dislocated by faults, which may cause irregular sinking of the surface.

It may be laid down as a general rule that the working of a coal seam over any considerable area causes some subsidence of the surface, and to guard against this in the case of important buildings standing on the surface it is not infrequently stipulated in colliery leases that pillars of a given size shall be left for the protection of such buildings.

In estimating the size of the pillar to be left for such support, the above factors (thickness and depth of seam) have to be taken into consideration, as well as the inclination of the seam, which is of great importance where the measures are much out of the level, so that it is very difficult to lay down any general hard-and-fast rule applicable to all cases.

The coal measures lying, as a rule, in comparatively uniform beds over large areas, are more or less elastic, and give way gradually as the coal seam is worked out, so that the maximum depression of the roof does not take place for some distance behind the working face, this distance varying, with the nature of the roof and the quantity and quality of the packing, from something like fifty yards up to as much as one hundred and fifty. From this it will be seen that the subsidence of the surface will not take place till some time after the coal has been worked. As a general rule the shallower the coal seam the shorter the time in which the surface is affected.

The extraction of the seam tends to form a shallow basin, so that a building on the surface is often affected before the workings actually reach the site of the building, the "pull" being towards the centre of the area under which the coal has been extracted. The necessity for amply large pillars, when such are to be left, is thus demonstrated.

When the buildings are not of a valuable nature and some risk can be taken, it is often better to work out the whole of the subjacent coal. If this is done over a fairly large area, and the working is carried on continuously and quickly, the surface is let down so gradually and uniformly that no damage to the buildings is perceptible.

Different opinions have been given as to the time necessary for subsidence to cease by the final settlement of the strata after the coal is worked out, but, barring complications, such as faults and adjacent unworked areas, this may be taken in the generality of cases as a few years only.

The above remarks apply to the effects of working *one* seam. Where two or more are worked, either together or one after the other, the subject is naturally much more complicated.

Other points might be touched upon, but the writer feels the present Paper is sufficiently discursive, and does not wish to weary the audience. Some points may crop up for discussion, which is often more valuable than the Paper itself. In conclusion, the writer wishes to thank those gentlemen from various works, and Mr. Jeans of *The Iron and Coal Trades Review*, for assistance given in compiling these notes.

Mr. T. A. Fuller (Fellow) proposed that the best

thanks of the Meeting be accorded Mr. Bragge for his most instructive and interesting Paper. He was sure that it was one they had all heard with pleasure, and which would add to the interest and value of their Conference.

Mr. J. GERMAN (Member of Council), in seconding, said the Paper had been one of special interest to him, and he had great pleasure in supporting the vote of thanks to Mr. Bragge for so kindly giving them the benefit of his long experience and knowledge. There was one point of special interest to surveyors, namely, damage to the surface by subsidence. He was not surprised that Mr. Bragge hesitated to dogmatise on that point, as cases of such damage varied so widely This subject had occasionally been a bone of contention between Mr. Bragge and himself, and the only blame that could be attached to them by their brother surveyors was that they had always arrived at a settlement without recourse to arbitration.

Mr. Bragge said it was often wise to clear out a whole seam of coal under buildings, and in that connection he, the speaker, recently had a case where he arranged with the lessee of the coal to work out the entire seam of 3 feet 6 inches at a depth of 120 yards under a farm and extensive homestead. Whilst the coal was being taken there was some contortion of the buildings, but very soon the whole settled down, and little damage was done.

Mr. G. TURVILLE BROWN (Fellow) said that he would like to say a few words with regard to the economics of the coal trade. His excuse was that he did not think there was any subject which could be

of much greater interest to them as surveyors, because in many valuations the probability of a cheap and increasing coal supply was one of the very first factors the surveyor had to take into account. He should like to go back to July 1st, 1909. On that date there came into force an Act known as the Eight Hours Act. From that time up to the first of January last it was his firm belief that the coal trade of this country had been worked at a loss. He was sure that everybody would agree with that opinion if two districts were excepted, one in South Wales which provided the Admiralty List coal, and the other that where the Top Hard, or Barnsley Coal, which Mr. Bragge knew well, was found. Apart from those districts, coal mining in Great Britain had been carried on during the period at a considerable loss. On January 1st things looked rather better and trade began to improve, with the result that they were faced with the five weeks' strike which ended in the early part of April. They were now faced with the problem of having to deal with a Minimum Wage Act, which, in the opinion of everyone of experience in the coal trade, would add greatly to the expenses of working coal in Great Britain. The industry had also a very stringent Mines Regulation Act to comply with in the near future and a Mines (Rescue and Aid) Act, which would also add very greatly to the expenses of working.

The cost of labour in working coal was about 75 per cent. of the whole cost of production, and if labour was going to increase much more certain factors affecting the coal trades as a whole would have to be taken into account. He did not however think they should take too pessimistic a view of the position, everybody thought the Eight Hours Act would be a very bad thing, but in

spite of it the total extraction of coal had gone up, and the industry as a whole seemed likely to increase from year to year. Certain districts, however, with the much increased cost of labour, would undoubtedly have a hard time.

The effect of the mass of legislation with which the coal trade was concerned would favour some districts as against others, and in particular he thought the coalfield upon the south end of which they were then standing was one of the districts which would be favoured.

In his opinion the neighbourhood of Doncaster would expand in coal production, and the value of land in that part was therefore likely to improve. On the other hand, in Lancashire and South Staffordshire and in fact all the older districts, where there were great difficulties in connection with faults and water, property would be likely to go down, and they must be very careful indeed what values they put upon it.

In conclusion he would like to associate himself with the vote of thanks to Mr. Bragge.

Mr. G. H. Leather (Fellow) said he had some considerable experience of subsidence caused by coal-working in the West Yorkshire coalfield, and had known a case of serious damage where there was a "fault" close to the site of the buildings, necessitating the disuse of farmhouses, new ones having to be built. He also knew a case where a building had been let down 6 feet 5 inches since about 1880 without any damage resulting in any way. That showed how difficult it was to anticipate the effect of subsidence, or to say what damage might be expected to result.

He wished to associate himself with the other speakers in the vote of thanks.

Mr. R. COULSON (Fellow) asked Mr. Bragge if the decrease in the number of blast furnaces at work was due to a smaller output or to the larger capacity of the modern furnaces.

Mr. C. S. PAIN (Fellow) said that he would be interested to know whether the coal in that district was gassy or otherwise, and whether it was won by electrically driven plant. He gleaned from Mr. Bragge's remarks that the coal was obtained by allowing it to fall after being undermined, and that in the first instance electricity was not used. He also gathered that in the Midland coal area they were not much troubled by water.

He was uncertain whether Mr. Turville Brown meant to say that the value of the land or of the coal extracted from it was diminishing in North Staffordshire. He did not know very much about the extraction of coal, but he did know that the value of land in Staffordshire was going up.

The vote of thanks having been put to the Meeting and carried unanimously,—

Mr. BRAGGE, in replying to the discussion, said that with regard to the question as to the decrease in the

number of blast furnaces, the tendency of the modern day was to erect them of greater and greater capacity the output per furnace being largely increased. The decrease in the total, therefore, was mainly due to old furnaces being pulled down and larger ones substituted. That, at any rate, was their experience in that district.

Turning to the question of how the coal was worked, he stated that the getting of coal by electricity by means of coal-cutters was extending, but not so rapidly as perhaps some would like to see. But the haulage of the coal from the coal face to the shaft, for distances varying from hundreds of yards up to, in some cases, over two miles, was now almost universally carried out by electrically driven tramways or cable-ways, like the old cable tramways they knew some years ago. The district about there was not badly troubled with water, he was glad to say.

Mr. PAIN said that the point he wished to raise with regard to gas was that if electricity were used trouble might arise through combustion.

Mr. BRAGGE said that they had had no difficulty in that neighbourhood that they could attribute directly to the use of electricity. With regard to gas, one factor in the increased safety of mines was undoubtedly the use of electricity in firing the shots. They were now almost always fired by electricity, instead of by the old method of laying a fuse and leaving it to burn. Wires were conducted into the charges and fired by electricity,

which no doubt had had a considerable effect in reducing the danger of firing shots in coal mines.

He thanked them for the vote of thanks they had been good enough to pass in respect of his Paper, and was amply repaid if he had been able to interest them.

The Meeting then adjourned.

ROBERT VIGERS.

B. 1827. D. 1912.

President of The Surveyors' Institution, 1898-9.

THE ANNUAL GENERAL MEETING,

Monday, 3rd June, 1912.

The Hon. EDWARD GERALD STRUTT (Vice-President) in the Chair.

The Report of the Scrutineers, appointed at the Ordinary General Meeting of Monday, 29th April, 1912, under the provisions of Article XLII. of the By-Laws, was read to the Meeting.

The Report declared that the following were elected a

COUNCIL FOR THE ENSUING YEAR.

President.

THE HON. EDWARD GERALD STRUTT.

Vice-Presidents.

JOHN FARRER	HOWARD CHATFEILD CLARKE
W. EDWARD WOOLLEY	EDWARD BLAKEWAY I'ANSON

Members of Council.

JOHN GERMAN	THOMAS SILK WILSON
GEORGE FRANCIS STEWART	JOHN HENRY HANSON
FREDERICK GEORGE CHINNOCK	SIR ROBERT JAMES THOMPSON
HENRY W. D. THEOBALD	ANDREW YOUNG
ARTHUR LYON RYDE	JOHN WILLMOT
HENRY HERBERT SMITH	JOSEPH HENRY SABIN
JOHN HUBERT OAKLEY	JOHN McCLARE CLARK
ALFRED MICHELMORE	JAMES INGLIS DAVIDSON

Professional Associates of Council.

CHARLES PELL HALL.
STANLEY HICKS.

Associates of Council.

THE RIGHT HONOURABLE LORD ALVERSTONE, G.C.M.G.
(Lord Chief Justice of England).
SIR JOHN WOLFE BARRY, K.C.B.

The Report of the Council on the affairs of The Institution, and the Statement of Receipts and Expenditure for the year 1911 were read.

It was Resolved—"That the Report of the Council and the Balance Sheet be received and approved, and be printed and circulated with the *Transactions*."

It was Resolved—"That the thanks of The Institution be given to Messrs. H. C. Newmarch and H. T. Scoble for the efficient performance of their duties as Auditors, and that they be requested to continue their services for the ensuing year."

It was Resolved—"That the thanks of The Institution are due and be given to the President, Vice-Presidents, and the other Members and Associates of the Council, for the able manner in which they have administered the affairs of The Institution."

It was Resolved—"That the thanks of The Institution are due and be given to Mr. Percivall Currey (the Honorary Secretary), to Mr. Alexander Goddard (the Secretary), and the other Officers of The Institution, for the able manner in which they have executed their several duties."

The Chairman presented the following Prizes won by Candidates in the Professional and Preliminary Examinations, 1912:—

THE "PRELIMINARY PRIZE" OF THE VALUE OF £2 2*s*.

to Harold P. Mole, for the highest number of marks in the Preliminary Examination, 1912.

THE "QUANTITIES PRIZE" OF THE VALUE OF £5 5*s*.

to Richard Elphick, for the best work in the subject of "Quantities" in the Intermediate Examination, 1912.

THE "CONSTRUCTIVE AND WORKING DRAWINGS PRIZE" OF THE VALUE OF £5 5*s.*

was shared by FRANK DYER, F. H. HEAVEN, and GERALD HINES, who all obtained full marks in the subject of "Constructive and Working Drawings" in the Intermediate Examination, 1912.

THE "BEADEL" PRIZE OF THE VALUE OF £5

to ARTHUR C. PAWSON, for the best work in the subject "Agriculture" in the Intermediate Examination, 1912.

"THE INSTITUTION" PRIZE OF THE VALUE OF £15 15*s.*

to HUBERT JOHN SMITH, first of the Student Candidates in the Intermediate Examination, 1912.

THE SPECIAL PRIZE OF THE VALUE OF £10 10*s.*

to LEONARD AMIS HEMPSON, second on the pass list of the Student Candidates in the Intermediate Examination, 1912.

THE "PENFOLD" SILVER MEDAL

for the highest percentage of marks (over 75 °/₀ of the maximum) in the Students' and Non-Students' Divisions of the Intermediate Examination, 1912, to ERNEST REGINALD CANHAM, who also won

THE "DRIVER" PRIZE OF THE VALUE OF £15

for the highest marks gained by a Non-Student Candidate in the Intermediate Examination, 1912.

THE "PENFOLD" GOLD MEDAL

for the highest marks (over 75 °/₀ of the maximum) in the Final Examination, 1912, to ARTHUR EDWARD JEWELL.

THE "CRAWTER" PRIZE OF THE VALUE OF £10

to CHARLES ALFRED EACHUS, for the best work in the subject "Principles and Practice of Valuation" in the Final Examination, 1912.

THE "GALSWORTHY" PRIZE OF THE VALUE OF £15

awarded to the Candidate in the Final Examination, who, having passed the previous Examination as a Student, is found to have obtained the highest aggregate of marks in the two Examinations combined, to HAROLD GEORGE BUSS.

THE "SCOTTISH COMMITTEE" PRIZE OF THE VALUE OF £10 10*s.*

to JAMES L. TWEEDIE for the best work in the Intermediate Examination in Glasgow, 1912.

It was resolved—

"That the thanks of the Meeting be given to Messrs. C. J. LAKE, J. H. MELLENFIELD, H. FREYBERG, H. W. CUBITT, and GEOFFREY L. VIGERS for their services as Scrutineers."

A vote of thanks to Mr. HORNE for his conduct in the chair during his year of office was carried unanimously, and the proceedings then terminated.

THE FORTY-FOURTH

ANNUAL REPORT OF THE COUNCIL.

Annual General Meeting, 3rd June, 1912.

In bringing up to date the statistics of membership with which it has become customary for the Council to open their Annual Report, they have to record an increase of 205 over the total at the end of The Institution year in 1911. They feel that there could be no better indication that The Institution retains its position in the estimation of the profession, and fulfils the objects for which it was founded.

TABLE A.

	Honorary Members.	Fellows.	Professional Associates.	Associates.	Students.	Colonial Fellows.	Total
May, 1910	24	1862	1970	75	365	47	4343
May, 1911	26	1904	2105	73	338	54	4500
May, 1912	24	1937	2271	62	355	56	4705
	−2	+33*	+166†	−11	+17	+2	+205

* New Fellows ...	...	97	† New Professional Associates...			301
Resigned or died	...	64	Transferred, resigned, or died			135
Balance	...	33	Balance		...	166

Table B.

	Members (or "Fellows" after 1881).	Associates.		Students.	Total.
		Professional.	Ordinary.		
May, 1869 ...	162		38	2	202
,, 1870 ...	180		59	2	241
,, 1871 ...	190		65	2	259
,, 1872 ...	205		67	4	276
,, 1873 ...	225		74	5	304
,, 1874 ...	247		89	6	332
,, 1875 ...	275		101	11	387
,, 1876 ...	300		119	8	427
,, 1877 ...	310		133	11	454
,, 1878 ...	312		134	8	454
,, 1879 ...	330		146	10	486
,, 1880 ...	342		155	10	507
,, *1881 ...	357		164	14	535
,, 1882 ...	480		235	7	722
,, 1883 ...	557	218	74	38	887
,, 1884 ...	666	307	80	58	1121
,, 1885 ...	703	317	86	86	1192
,, 1886 ...	716	316	84	80	1196
,, 1887 ...	741	339	89	108	1277
,, 1888 ...	798	333	90	102	1323
,, 1889 ...	910	334	89	110	1443
,, 1890 ...	1095	310	89	123	1617
,, 1891 ...	1374	336	96	140	1946
,, 1892 ...	1646	342	97	172	2268
,, 1893 ...	1629	353	93	181	2269
,, 1894 ...	1626	381	84	204	2309
,, 1895 ...	1629	430	83	210	2352
,, 1896 ...	1802	465	86	220	2573
,, 1897 ...	1808	540	84	252	2684
,, 1898 ...	1835	615	85	272	2807
,, 1899 ...	1887	686	84	308	2965
,, 1900 ...	1883	757	88	336	3064
,, 1901 ...	1883	834	89	364	3170
,, 1902 ...	1891	906	86	392	3275
,, 1903 ...	1897	1025	86	396	3404
,, 1904 ...	1886	1140	80	409	3515
,, 1905 ...	1893	1312	80	384	3669
,, 1906 ...	1878	1502	74	361	3815
,, 1907 ...	1832	1638	74	345	3889
,, 1908 ...	1819	1786	77	350	4032
,, 1909 ...	1821	1876	76	385	4158
,, 1910 ...	1862	1970	75	365	4272
,, 1911 ...	1904	2105	73	338	4420
,, 1912 ...	1937	2271	62	355	4625
				Honorary Members ...	24
				Colonial Fellows ...	56
				1912 Grand Total...	4705

* Since August, 1881, "Members" have been designated "Fellows," and, in 1883, "Associates" were divided into "Ordinary" and "Professional" Associates.

Among the Honorary Members of The Institution a severe loss has been sustained in the death of the Right Honourable Lord James of Hereford, G.C.V.O., who as Sir Henry James, Q.C., M.P., was elected an Associate in 1880; and of the Honourable Mr. Justice Grantham, whose connection with The Institution began in the following year. The Council feel that The Institution has been fortunate in the large number of distinguished members of the legal profession whose names appear on the Register of Members, many of whom, as was the case with those whose loss is now deplored, have been elected Honorary Members on their elevation to the Judicial Bench. Mr. E. J. Castle, K.C., Recorder of Bristol, whose death occurred recently after a long and painful illness, had been an Associate of The Institution since 1871, and had acted as examiner for upwards of twenty years.

Members will feel an even deeper sense of personal bereavement in the death of Mr. T. M. Rickman, whose interest in The Institution as Fellow, Examiner, Member of the Council, and as President, had been for the last thirty-nine years of the closest nature. Mr. Rickman's colleagues on the Council in particular must miss an influence which has always been directed towards the highest ideals of the profession, both educational and ethical; while many a young surveyor, especially among those who practise in quantities, will feel the loss of a sympathetic friend, whose wide experience and sage advice was always at the service of those who needed them.

Among other old Members whose deaths have been recorded during the year must be mentioned Mr. Henry Drew (1873), who was elected to the Council in 1890, became a Vice-President in 1899, and retired from that position in 1901, when increasing years made it im-

possible for him to give up the time he considered necessary to the affairs of The Institution; Mr. C. E. Ware (1881), whose reputation as a sanitary expert had spread far beyond Exeter, where he practised; Mr. F. S. Brereton, London (1882); Mr. F. H. Barfield, Surrey (1882); Mr. James Harris, Winchester (1883); Mr. George Ward, London (1883); Mr. A. T. Grain, Cambridge (1884); Mr. J. Roderick, Birmingham (1888); Mr. J. W. Palamountain, Salop (1888); Mr. J. E. Elgar, Kent (1888); Mr. Thomas Grimley, Birmingham (1889), who had for long been an active member of the Benevolent Fund Committee; Mr. David Gillart, Montgomery (1899), who was well known as an agriculturist and land agent in Wales; and Prof. W. A. Barnes (1899), a Past-Chairman of the Irish Branch, one of the best known valuers in Ireland, and Professor of Agriculture at Dublin University.

Reference should also be made to the death of Mr. Arthur Harston, London (1890), whose kindly presence will be much missed at The Institution Meetings, where he was one of the most regular attendants. Mr. Harston was also always ready to draw upon his large store of professional knowledge for the assistance, through the medium of the *Professional Notes*, of those less experienced than himself.

Finance.

The main item calling for comment in the Balance Sheet for 1911 is the sum of £7,058 paid on account of the building extension referred to later in this Report. This payment was partly provided for by the £2,500 brought forward on deposit at the beginning of the year. It will be seen from Table C that it necessitated an overdraft at the bank, but unless unforeseen circumstances

arise the Council hope to pay off the outstanding balance during the current year without sale of securities.

The receipts from the hire of rooms were necessarily affected by the building operations, and fell from £442 to £212, but there are indications that this loss will be more than made up during the present year.

The Scholarship Account, referred to in the last Annual Report, has been further strengthened by the purchase of £1,211 Metropolitan Water Board 3 per cent. Stock.

Table C.

Receipts.	£	s.	d.	Payments.	£	s.	d.
Revenue Balance— 1st January, 1911	314	15	7	Total Payments out of Revenue (Current Expenses)	17,879	15	1
On Deposit Account	2,500	0	0	Purchase of £1,211 13*s.* 3*d.* Metropolitan Water Board "B" Stock on account of Scholarship Fund	1,042	5	6
Total Receipts on Revenue	11,760	17	3	Examinations Suspense Account	220	10	0
Examinations Account	2,055	2	5	Furniture	2	0	6
Receipts on Capital Account	1,150	16	0	Petty Cash in the hands of the Secretary	50	0	0
Scholarship Fund	66	13	0	On Deposit Account	200	18	8
Penfold Scholarship Fund	60	5	4				
Overdraft at Bank	1,487	0	2				
	£19,395	9	9		£19,395	9	9

The Examinations, 1912.

The large increase which was recorded last year in the number of candidates presenting themselves for The Institution Examinations has been continued, the total, 1,223, being 318 in excess of 1911, which in its turn was 152 more than the highest previous record. As then stated, this marked growth in the number of candidates must be attributed largely to a natural desire on their part to qualify for election to the class of Professional Associates

before the door is closed in October, 1913, to all who have not passed both the Intermediate and Final Examinations. Another factor having a considerable influence upon the total has doubtless being the establishment of the great valuation department at Somerset House, the higher posts in connection with which are only open to those who have qualified by examination, The Institution Examinations being recognised by the Civil Service Commissioners for this purpose.

TABLE D.

Years.	Preliminary Examinations.			Professional Examinations.		
	Candidates.	Passed.	Percentage.	Candidates.	Passed.	Percentage.
1881	13	6	46·15	2	1	50·00
1882	30	17	56·66	—	—	—
1883	44	22	50·00	25	22	88·00
1884	51	30	58·82	36	23	63·89
1885	46	37	80·43	43	31	72·09
1886	46	34	78·26	56	38	67·85
1887	53	39	73·58	58	45	77·59
1888	48	39	81·25	73	52	71·23
1889	51	41	80·39	71	51	71·83
1890	53	44	83·01	96	70	72·91
1891	76	60	78·94	92	68	73·91
1892	83	64	77·10	125	93	74·40
1893	77	57	74·00	149	100	67·11
1894	97	66	68·00	182	129	70·87
1895	121	80	66·11	196	141	71·93
1896	117	78	68·37	212	143	67·45
1897	133	91	68·42	236	151	63·97
1898	127	95	74·80	265	169	63·77
1899	145	112	77·25	290	184	63·44
1900	131	102	77·86	325	193	59·38
1901	142	111	78·45	362	246	67·95
1902	165	133	80·06	369	241	65·30
1903	151	108	71·52	424	294	69·34
1904	152	108	71·05	480	370	77·08
1905	132	88	66·66	505	399	79·00
1906	190	106	55·78	535	349	65·23
1907	171	102	59·64	554	422	76·17
1908	160	106	66·25	468	351	75·00
1909	137	95	69·34	540	356	65·93
1910	130	95	73·08	623	437	70·14
1911	137	92	67·15	768	516	67·18
1912	121	78	64·46	1,102	738	68·76
TOTALS	3,330	2,336	70·15	9,262	6,443	69·56

Among the 1,102 candidates who came up for the Professional Examinations were 102 who had been referred back in their typical subject on a previous occasion, and presented themselves for re-examination. Of the 12 "Land Agency" candidates in this category 9 passed; of the 34 "Valuation" candidates 30 passed; and of the 56 "Building" and "Quantity Surveyor" candidates 40 passed, thus completing their respective examinations.

TABLE E.

England and Wales.

	Sub-Division I. Land Agency.			Sub-Division II. Valuation.			Sub-Division III. Building and Quantities.			Percentage of Candidates who Passed.
	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	
Intermediate Examination, Students	31	20	3	65	58	1	31	16	7	74·01
Intermediate Examination, Non-Students	83	40	—	327	213	4	170	92	19	59·48
Final Examination	52	30	8	125	105	4	51	45	2	78·94
Direct Fellowship Examination	2	1	—	10	4	3	9	5	—	47·61
Totals	168	91	11	527	380	12	261	158	28	65·79

Table E shows the number of English candidates who sat in the different Sub-Divisions of the Professional

Examinations, the number who succeeded in passing, the number who failed in their typical subject, and the percentage of candidates who passed. Those candidates who merely came up for re-examination in their typical subject are not included in Table E.

A further increase is again noticeable in the number of candidates who presented themselves for the Scottish Examinations, the total being 47 as against 33 last year, only two failed to satisfy the examiners. The number of examinees in Dublin was seven, the same as last year, and of these five proved successful.

Table F is similar to Table E, except that it deals with the Scottish candidates.

Table F.

Scotland.

	Sub-Division I. Land Agency.			Sub-Division II. Valuation.			Sub-Division III. Building and Quantities.			Percentage of Candidates who Passed.
	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	Examined.	Passed.	Referred Back in Typical Subject.	
Intermediate Examination Non-Students	10	9	1	12	12	—	8	7	1	93·33
Final Examination	1	1	—	4	4	—	9	9	—	100%
Direct Fellowship Examination	1	1	—	1	1	—	1	1	—	100%
Totals	12	11	1	17	17	—	18	17	1	95·74

The Examiners.

The new examiners at the recent professional examinations were Mr. Maurice Gwyer, Mr. R. E. Middleton, Mr. G. Turville Brown, Mr. W. T. Scruby, Mr. R. G. G. Reed, and Mr. J. Grimwood, the first-mentioned taking one of the subjects for which Mr. R. F. Colam has been so long responsible; Mr. Middleton, taking over the outdoor and preliminary work in surveying from Mr. A. T. Walmisley, who is now responsible for the indoor work only; and the others taking the places of Mr. J. W. Tyler, Mr. A. Savill, Mr. E. J. Harper, and Mr. H. Wingfield, respectively.

The Council feel that the large number of candidates, which has already been recorded, must have imposed a very onerous burden upon the examiners, and they desire to acknowledge the obligation under which The Institution has been placed by their readiness to undertake the work and their promptness in carrying it through. The following is a list of the examiners—In the legal subjects: Mr. E. F. Buckley, Mr. J. W. Willis Bund, Mr. R. F. Colam, Mr. M. L. Gwyer, Mr. Eustace Hill, Mr. Graham Mould, Mr. J. D. Young; and in professional subjects: Mr. J. E. Bidwell, Mr. G. T. Brown, Mr. J. Bury, Mr. H. Cheston, Mr. P. Currey, Mr. J. J. Done, Mr. J. E. Drower, Mr. W. H. Eve, Mr. R. F. Grantham, Mr. J. Grimwood, Mr. T. W. A. Hayward, Mr. F. Hudleston, Mr. W. F. Langridge, Mr. F. Lee, Mr. F. J. Lloyd, Mr. W. McCracken, Mr. R. B. Mann, Mr. J. D. Matthews, Mr. P. T. Maw, Mr. R. E. Middleton, Mr. H. P. Monckton, Mr. E. E. Pinches, Mr. E. C. Pinks, Mr. R. G. G. Reed, Professor H. Robinson, Mr. W. T. Scruby, Mr. E. Savill, Mr. S. A. Smith, Mr. H. W. D. Theobald, Mr. A. Vernon, Mr. A. T. Walmisley.

Scholarships at the Universities.

The successful candidates for The Institution Scholarships tenable at the Universities of Oxford and Cambridge respectively were: Mr. R. R. Davis at the former, and Mr. B. C. Adkin at the latter. For those in connection with which the choice of the educational centre is left to the successful candidates, Mr. P. Whalley headed the list, and will hold his at Manchester University, while Mr. T. B. Manson, who came second, has chosen Glasgow University.

The Council would remind Members that candidates for these latter Scholarships have the advantage not only of selecting their University but also of deciding upon the course of instruction they will take, subject only to the condition that the course must be one approved by the Council as appertaining to the surveyor's profession.

The Publications.

The range of subjects dealt with at the Ordinary General Meetings during the current Session has been a wide one, comprising matters of interest to all branches of the profession whether rural, urban, or building. In the case of two Papers, that of Mr. E. Savill on "The "Single Tax Movement," and that of Mr. G. T. Loban on "Some Principles in the Valuation of Land and "Buildings," it was found necessary to carry on the discussion to a second evening; but other Papers also, notably that of Mr. R. M. Kearns on "The Cost of "Labour in connection with the Erection and Main- "tenance of Buildings," gave rise to valuable discussions. Mr. Julian Rogers' delightful Paper on "An Evening in The Institution Library," must have made many wish

for leisure to explore the unexpected possibilities of the Library.

The Gold Medal for the best Paper read at an Ordinary General Meeting during the Session 1910-11 was awarded by the Council to Mr. E. H. Blake for his Paper entitled "Some Notes on Highway Law as "affecting Property Owners," an important addition to the many valuable Papers of reference which may be found in the volumes of *Transactions*. The Council felt a special pleasure in being called upon to award this distinction to one to whom The Institution was already indebted for several interesting and useful Papers.

The President had a difficulty in deciding which was the best Paper sent in to be read at a Junior Meeting during the present Session, and finally bracketed Mr. F. S. Eden and Mr. E. Page as joint winners of the President's Prize. Their respective Papers, "The Simplification of Land Transfer" and "Some Notes on Reinforced Concrete Construction," will be found in Part I., Vol. XVIII., of the *Professional Notes*.

The Index to the *Transactions*, which was recently brought up to date, 1868-9 to 1909-10, has now been followed by a revised Index to the *Professional Notes*, covering the whole period of their issue up to the end of 1911.

The Library.

The Library has benefited by a valuable bequest of topographical, architectural, and other books from the shelves of the late Mr. T. M. Rickman. In particular this includes a fine set of John Britton's works on the history and antiquities of the English cathedrals, besides

other volumes of a similar character. The Council wish to express their indebtedness to Miss Lynam, Mr. Rickman's niece, who was responsible for the selection of the books included in the bequest.

There has also been added to the Library by purchase an interesting portfolio of drawings, engravings, and lithographs, illustrative of the various structures known as London Bridge from 1209 to 1831. Members who feel an interest in antiquarian London should take an opportunity of looking through these.

Reference has already been made to Mr. Julian Rogers' Paper on "An Evening in the Institution "Library," and the Council feel that the labour and research devoted to that Paper could not be better rewarded, nor in a manner more pleasing to the author, than by Members taking an increased pride and interest in the contents of the Library.

The books on the shelves of the Loan Library are yearly in greater demand. The latest editions are purchased as they are published, and considerable additions have been made during the year.

The Forestry Museum.

The Forestry Museum has been redecorated, the old exhibits being removed preparatory to some being remounted and others replaced by new specimens.

The work of reorganising the collection must necessarily be slow, but it is hoped that by next autumn a number of the new exhibits will be in position. It is proposed that the Museum should comprise a typical collection of English timbers, together with specimens of the industries, pests, and other matters connected with English forestry. With this object in view, in addition

to the botanical cases, the exhibits dealing with pruning, creosoting, &c., and the collections of seeds and cones, the following special exhibits are being installed :—

(1) Examples illustrating wood industries and the commercial utilisation of timber.

(2) A complete exhibit of willows in connection with the manufacture of cricket bats.

(3) Boards and sections of the various timbers grown in this country.

(4) Models and specimens of fungi affecting trees.

(5) Photographs of notable trees in the British Isles and of good examples of English and Continental forestry.

The cases of injurious insects are being remounted, and by the addition of such further specimens as are needed this section will be brought practically up to date. Specimens of timber used in constructional work showing the common and botanical names of the tree, together with the alternative names by which the timber is known, will be included. By this means it is hoped, as far as possible, to cater for the different branches in which Members may be interested, and the Council confidently appeal to Members to aid in this object by sending to the Museum specimens of practical interest in order that it may become thoroughly representative.

All correspondence relating to the Museum should be addressed to the Curator, 12, Great George Street, S.W.

The Institution Premises.

The extension referred to in the last Annual Report has now been completed, the back of the old building

having been thrown out over Princes' Mews, as far as the new street separating The Institution from the Guildhall of the Middlesex County Council, which is now in course of erection. By this extension the Lecture Hall has been somewhat lengthened, and its acoustic properties greatly improved; the Council Chamber has been nearly doubled in size and made more worthy of The Institution; further reading, smoking, and lavatory accommodation has been provided for Members on the ground floor; and the secretarial and staff offices have been conveniently placed together at the back of the building, thus allowing a more effective supervision, and adding to the efficiency of the work.

The Council feel that Mr. Paul Waterhouse, the architect, is to be congratulated upon the addition he has made to the building erected by his father; they confidently anticipate the extension will add to the comfort of Members, and receive their cordial approval.

The Lecture Hall has been further adorned by the addition of three portraits to those already hanging on its walls: that of the Right Hon. Lord Alverstone, G.C.M.G., Lord Chief Justice of England, by the Hon. John Collier, which was painted on the instructions of the Council to commemorate his lordship's twenty-five years' membership of their body, and as some acknowledgment of the obligation under which The Institution stands towards him for the valuable assistance and advice which he has so freely placed at its service during that period. The other two, which were painted by private subscription, are a portrait of Mr. Daniel Watney, also by the Hon. John Collier, and one of Sir Alexander R. Stenning, by Mr. P. Tennyson Cole.

The Provincial Committees.

The following table shows the several Provincial Committees, their Chairmen, Hon. Secretaries, and total membership.

Table G.

Committee.	Chairman.	Hon. Secretary.	Number of Members.
Northumberland and Durham	J. W. Taylor	A. P. Ker	74
Cumberland and Westmorland	H. J. Watson	T. Brown, Jun.	35
Lancashire and Cheshire ...	E. Kirby	J. H. Hall	239
Yorkshire	Frank Massie	R. E. Horsfall	182
Salop and Hereford and Mid-Wales	B. R. C. Tower	A. M. Hickman	51
Derby and Stafford	T. A. Fuller	A. J. Hooley	82
Nottingham and Lincoln ...	Joshua Walker	E. J. Turton	71
Monmouth and South Wales	E. W. M. Corbett	F. H. Osmond-Smith	92
Warwick and Worcester ...	H. Hendriks	H. S. Mathews	120
Leicester, Northampton, and Rutland	H. Clough-Taylor	M. T. Woolley	65
Cambridge, Huntingdon, Norfolk, and Suffolk	A. Lacy Scott	L. G. Hawkins	121
Berks, Bucks, and Oxon ...	D. Haslam, Jun.	M. C. Duchesne	104
Beds, Essex, Herts, and Middlesex	A. Rumball	A. W. Merry	260
Devon and Cornwall ...	A. S. Rendell	J. F. Bowden	96
Somerset, Glo'ster, and North Wilts	H. B. Napier	F.A.S. Goodbody	121
Hants, Dorset, and South Wilts	W. B. Hill	H E. Duke	183
Kent	H. M. Cobb	R. Cobb	180
Surrey	C. F. Slater	T. Brent	202
Sussex	R. H. Powell	J. C. Lucas	112
North Wales	J. M. Porter		17
Irish Committee	P. D. Fitzgerald	B. J. Newcombe	199
Scottish Committee	J. I. Davidson	W. Fraser	150

A large number of meetings have taken place locally, the subject for discussion being frequently one connected with the Finance (1909-10) Act, 1910. The Council feel that it must prove advantageous not only to Members in private practice but also to those who are connected with the Valuation Department, that these matters should be freely discussed, for points of difficulty are

thus brought to light, and the best means of dealing with them determined. Members should make every effort to attend these meetings for the exchange of views, as by such means uniformity of action can best be attained.

The following addresses have been provided by the Council at Provincial Meetings during the year :—

Provincial Committee.	Subject.
Derbyshire and Staffordshire	Deductions under the Finance Act.
Warwickshire and Worcestershire	The Valuation of Leaseholds under the Finance Act.
Devon and Cornwall	Provisional Valuations under the Finance Act.
Somerset, Gloucestershire, and North Wilts.	Town Planning.
Yorkshire	The Present Trend of Legislation with regard to Taxation of Land.
Somerset, Gloucestershire, and North Wilts.	Contracts for Sale.
Somerset, Gloucestershire, and North Wilts.	Contracts for Tenancy.
Somerset, Gloucestershire, and North Wilts.	Agricultural Tenancies.
Lancashire and Cheshire	Provisional Valuations under the Finance Act.
Leicestershire, Northants., and Rutland ...	Provisional Valuations under the Finance Act.
Lancashire and Cheshire	Brine Supply and Subsidence in Cheshire.
Devon and Cornwall	The Breaking up of Agricultural Estates.
South Wales and Monmouth	Provisional Valuations under the Finance Act.
Sussex	The Breaking up of Agricultural Estates.

Useful Papers have also been provided locally, among which may be mentioned that by the Chairman of the Lancashire and Cheshire Committee on "The Breaking "up of Agricultural Estates"; those read by the Chairman and Mr. Arnold E. Harris before the Warwickshire and Worcestershire Committee on "Housing and Town Planning," and "The Valuation of Licensed Premises" respectively; and that on "Mineral Subsidence," by Mr. J. M. Baily before the Northumberland and Durham Committee. Mr. Walter Richards read a useful Paper on "Reinforced Concrete as applied to "Farm Buildings" before the Salop and Hereford Committee, and Mr. R. M. Chart one on "The Work- "ing of the Small Holdings Acts" before the Surrey Committee.

It is possible that the Council's readiness to provide lecturers on professional subjects at meetings of Provincial Committees has been overlooked in some districts. The table shows that the promise still remains good. Applications, giving as long a notice as possible, should be addressed to the Secretary of The Institution.

The Council desire to acknowledge their indebtedness to the Chairmen, Hon. Secretaries, and Members of the Executive Committees of the country districts for the assistance they have given during the year in various important matters, including the selection of candidates for examination.

The Employment Register.

Senior Members are reminded that the Employment Register provides a useful means of securing qualified assistants. During the year considerable numbers, especially in the valuation division, have found places through its agency; but the use made of the Register by those

having vacancies to fill still leaves something to be desired, and the Council strongly urge that in the first place they should apply to the Secretary for particulars of any suitable men on the books. By so doing they can hold out a helping hand to their fellow Members at the outset of their professional career.

The Colonial Conference.

The Conference with the Surveyors-General of the several Colonies, referred to in the last Annual Report, was successfully carried through at the beginning of the current Session. The proceedings, which were opened by Lord Lucas, then Parliamentary Secretary of State for the Colonies, was attended by representatives of Australasia, Canada, and the United Kingdom, Colonel Sir Duncan Johnston, K.C.M.G., C.B., late Director-General of the Ordnance Survey, and one of the representatives of The Institution at the Conference, being elected Chairman. It is satisfactory to note that the delegates unanimously reported in favour of the principle of reciprocity, which had been supported by the Council, and made recommendations as to the earlier steps which they considered should be taken to that end. The Report was presented to Parliament (Cd. 5776), and is now under consideration of the Governments concerned.

Miscellaneous.

An important Departmental Committee, under the Chairmanship of Sir John Kempe, K.C.B., has been set up by the Treasury to inquire into the changes which have taken place in the relations between imperial and local taxation since the Report of the Royal Commission of 1901. The Institution was represented before the Committee by two witnesses, while other Members also

gave evidence. The Report on this intricate subject will be awaited with widespread interest.

As a result of the appointment of this Committee, a Land Conference was called to consider the effect of an extension of the principle of taxing site values, which it is understood was one of the principal points upon which evidence was taken. All the more important societies connected with urban and rural landed interests were represented, and forms were drawn up with the object of showing actual results in existing cases. The Council wish to thank those Members who so readily placed valuable information at their disposal.

The Council have kept in touch with legislative proposals, and have dealt with them by means of Memoranda, or in such other manner as seemed best suited to the purpose. In this connection they may mention Section 51 of the Insurance Act, the Small Holdings and Allotments (Amendment) Bill, the Revenue Act, the Small Holders (Scotland) Act, and the House Letting and Rating (Scotland) Act; while the Housing of the Working Classes Bill and the Railways Bill are at present before them.

As a result doubtless of the stress of modern competition, particularly in some branches of the profession, the Council regret to say that there has been a tendency for complaints of conduct falling below the recognised standard of professional practice to become more frequent. They therefore invited representatives of the Auctioneers and Estate Agents' Institute to a conference, when a notice on the subject was drawn up for issue to Members. This has since been circulated to all members of each Society, and the Council feel confident that the principles there laid down will receive the loyal support of all Members of The Surveyors' Institution.

ADDENDUM.

The Council again publish the comments of the examiners in connection with the recent examinations :—

Sub-Division I.—The subjects in which candidates showed a deficiency of knowledge were the same as last year.

Construction and Arrangement of Farm Homesteads.—The examiner again referred to the lack of practical knowledge in the use and character of materials which was shown, and commented on the poorness of the drawings.

Agricultural Valuations.—A want of study of the provisions and effect of the Agricultural Holdings (England) Act, 1908, was noticeable.

Arterial Drainage.—The questions were not satisfactorily answered, insufficient care being given to the levels shown on the plan, with the result that in some cases, had the fall of the open drains suggested by the candidates been adopted, the bottoms of the drains would have been above the surface of the ground at the upper ends.

Forestry.—The examiner reports that a good deal of weakness was shown in the lower paper, the practical knowledge exhibited being considerably less than might be expected from a pupil after a year or two on an agricultural estate. In the higher paper an improve-

ment was reported, though the answers show some failure to study the syllabus with sufficient care.

Agricultural Chemistry.—As usual this subject leaves much to be desired. The intermediate candidates exhibited merely a smattering of general ideas, which were often not clear. Whether the fault was with the text books or the teaching the examiner could not say; but there was, he states, a great lack of knowledge of even elementary facts. His report on the final candidates was not more satisfactory. The questions had been selected on subjects which a study of a weekly agricultural paper should have made familiar, but the candidates failed to show any precise knowledge of current agricultural literature.

Sub-Division II.—*Valuations* (Lower Paper): The standard was, on the whole, good, but carelessness in reading the questions was not uncommon, *e.g.*, deductions were made when a rent was stated to be nett, and wrong interests in a property were valued. There was also some want of clearness of expression in definitions and in explanation of tables.

Copyholds.—The historical knowledge was satisfactory, but some ignorance was exhibited in practical questions on enfranchisement, &c.

Sub-Division III.—*Quantities* (Lower Paper): A distinct improvement is reported, particularly in the neatness and general good form of much of the work put in. Candidates should bear in mind that these points are considered in awarding marks. The examiner in the higher paper reports a want of method in taking and

booking dimensions; he also comments upon the inaccuracy of much of the work done, attributing the same mainly to carelessnes.

Constructive and Working Drawings.—(Lower Paper): An improvement in draughtsmanship is needed. (Higher Paper): The knowledge on drainage questions was not up to the recognised standard, and many candidates ignored damp-proof courses in drawings as well as in specifications.

Iron and Timber Roofs.—While the timber roof work was good, the importance of joints in a steel roof principal was not properly appreciated.

General.—*Surveying* (1) Preliminary and Outdoor work: In the preliminary work the standard was satisfactory, but it was decidedly low in the outdoor work, particularly in levelling. Many candidates took an abnormal time in completing the different items of the outdoor work, and lost marks in consequence. In the Preliminary work some candidates selected four more or less rectangular fields, with no buildings, trees, ponds, or other special features. In such cases the marks awarded were less than where the plan and field-book clearly showed that the candidate had a practical knowledge of surveying.

(2) Indoor work: Candidates experienced great difficulty in connection with the interchange of scales from feet to links. They also did not appreciate that foot links can exist, and that a scale divided into twentieths merely represents twenty divisions, which may be either links of 7·92 inches (Gunter's chain) or links of 12 inches (foot chain), or indeed any other measurement.

In reducing the level-book they did not seem to know that the last intermediate reading is a fore-sight to be carried forward as a back-sight on the next page, it being necessary for each page to end with a fore-sight and to start with a back-sight for the purpose of checking each page as an independent piece of levelling, and thus to enable any error to be at once detected. Many carried forward the summation from page to page, thus being apt to carry forward any error in the arithmetical reduction.

Imperial Taxation.—The correct "aggregation" of properties for the purpose of death duties was not understood. The general provisions of the Finance (1909-10) Act, 1910, were fairly well grasped, but candidates showed an inability to apply their knowledge to concrete cases.

Book-keeping.—A bank reconciliation statement presented difficulties to many candidates, while others failed to appreciate the use of analysis columns in a petty cash book.

The Development of Building Estates.—Many failed to take out correctly from a given plan and to price the quantities for a piece of road. Considerable ignorance was also shown with regard to the schedule of advances which might properly be made to a builder in respect of work carried out. Not a few candidates treated the question as though it were under an ordinary building contract, and, in spite of the terms of the question, were prepared to advance the whole cost of the building.

Road-making.—There is too much inclination to draw straight lines for gradients between extreme points without much regard to the depth of cutting and the

height of embankment, which affect seriously economy in carrying out the work.

Algebra.—A weakness in surds and fractional indices was shown, as well as some inaccuracy in the more elementary questions.

The reports of the examiners in legal subjects were, as usual, satisfactory, but the following remarks deserve notice:—

The Law of Arbitration.—A larger proportion of candidates than might have been expected displayed a want of knowledge of the objects of, and the procedure under, the Lands Clauses Acts.

The Law of Fixtures, Dilapidations, and Easements.—In one of the questions a list of defects found to exist on certain premises was given, together with an extract from the repairing covenant of a lease, and a schedule of dilapidations showing for what specific defects the lessee was liable was asked for. Many candidates, however, entirely failed to apply their knowledge to this practical test.

There was also a difficulty in distinguishing between what is usual in practice from what is obligatory in law, *e.g.*, as regards the landlord or tenant's duty to repair.

Law of Vendor and Purchaser.—The examiner reports that further attention should be given to questions relating to mortgages.

THE ANNUAL COUNTRY MEETING.

The Annual Country Meeting was held at Nottingham on the 30th and 31st May on the invitation of the Nottingham and Lincoln, the Leicestershire, Northamptonshire, and Rutland, and the Derby and Stafford Committees.

On the first morning the visiting Members were received in the Exchange Hall by the Mayor of Nottingham (Mr. Edwin Mellor, J.P.), who delivered an address of welcome. In the absence of the President owing to illness, the Hon. Edward G. Strutt thanked the Mayor for the cordial reception extended to the Members of The Institution.

The rest of the morning was devoted to the reading and discussion of the following Papers:—

(1) "A Short Account of the History and Growth of Nottingham," by the Town Clerk, Mr. J. A. H. Green;

(2) "The Works of the Derwent Valley Water Board," by Mr. Bernard Everard (Professional Associate);

(3) "The Coal and Iron Industries of Notts and Derbyshire," by Mr. George S. Bragge.

Votes of thanks having been passed to the readers of the Papers, the Members and invited guests then proceeded to the Victoria Station Hotel where they were hospitably entertained, the combined Committees acting as hosts.

In the afternoon visits were made to places of interest in Nottingham and the immediate neighbourhood. One party, in charge of Mr. Herbert Walker, after being shown over the Castle with its museum and art gallery, visited Messrs. Perry's Lace Factory and the Tobacco Factory of Messrs. John Player & Sons, being afterwards hospitably entertained at tea by that well-known firm.

A second party, under the guidance of Mr. W. G. S. Rolleston, were conveyed by brakes to Wollaton Hall, a fine example of the Elizabethan style of architecture, erected by the celebrated "Bess of Hardwick." Tea was provided by the kindness of the owner, Lord Middleton.

In the evening the Members dined together at the Victoria Station Hotel, the President-elect, the Hon. Edward G. Strutt, occupying the chair, supported by many Members of the Council and a distinguished company of guests.

Two excursions had been arranged for the second day, and, although the weather was not all that could have been desired, both proved thoroughly enjoyable owing to the admirable arrangements of the local Committees.

The visit to the Derwent Valley Waterworks claimed the slightly larger attendance, and the party, some fifty strong, under the guidance of Messrs. J. B. Everard and Maurice T. Woolley, assembled at the Midland Station shortly before 10 a.m., and took train to Bamford. From the Offices of the Water Board, they were conveyed by the private rail to the newly erected Howden Dam. After a thorough inspection had been made, Members entrained again for the village of Birchinlee, which has been erected for the housing of the workmen

engaged on the works, and here luncheon was provided. In the afternoon Derwent Dam was visited, Members returning to Bamford in time for tea.

The second party, consisting of about forty-five Members, in charge of Mr. A. R. Calvert, took train to Mansfield, where they arrived soon after 10 a.m. Brakes were in waiting to convey the party to Welbeck Abbey, the property of the Duke of Portland. The drive had been arranged to take in some lovely forest scenery, passing through part of the famous Sherwood Forest, by Thoresby, the seat of Earl Manners, to Clumber Park, where a glimpse of the Duke of Newcastle's beautiful house was obtained across the lake. Members were received by Mr. T. Warner Turner on arrival at Welbeck, where luncheon was provided in the Riding School. By the kindness of Mr. Warner Turner they afterwards had an opportunity of seeing over the Abbey, and of viewing many of its historical and artistic treasures.

After tea the circular drive was continued back to Mansfield *via* Cuckney, Market Warsop, and Mansfield Woodhouse.

Owing, perhaps, to the Meeting following so shortly the Whitsuntide holiday, the attendance was somewhat smaller than usual, but in every other respect the visit to Nottingham was an unqualified success, and the Council wish to place on record their indebtedness to the Chairman, Mr. W. Edward Woolley, the Members in charge of the various excursions, and the other Members of the Reception Committee for the trouble they took to insure so favourable a result, and for the careful arrangements they made for the comfort and pleasure of the visiting Members.

The thanks of The Institution are also due to the Corporation of Nottingham for the use of the Exchange

Hall, and to the Mayor for his courtesy in receiving and welcoming the Members; to Lord Middleton for his hospitality to those who visited Wollaton Hall; to Messrs. Perry & Sons, and Messrs. Player & Sons for the facilities afforded for inspecting their works; and to the Duke of Portland and Col. Sir Edward Fraser (Chairman of the Derwent Valley Waterworks) in connection with the visits to Welbeck Abbey and Bamford respectively.

BALANCE SHEET,

1911. ASSETS.

	£ s. d.	£ s. d.
MONEY on Deposit at Bankers :—		
General Account	71 10 4	
Library, Forestry, and Geological Account	217 1 5	
"Prize Endowment" Capital Account	0 14 9	
"Prize Endowment" Income Account	131 5 2	
Scholarship Fund	119 0 4	
Penfold Scholarship Fund	10 8 0	
		550 0 0
Petty Cash in the hands of the Secretary		50 0 0
Furniture		1,205 11 11
Library, Forestry, and Geological Account		4,933 8 6
INVESTMENTS :—		
The Premises No. 11, Great George Street, Westminster, S.W., at cost price		20,230 19 8
£ s. d.		
3,314 18 7 India 3 °/₀ Stock at 79½		2,635 7 4
3,399 4 4 New South Wales 3 °/₀ Inscribed Stock at 87		2,957 6 4
4,529 18 1 Consols 2½ °/₀ Stock at 77		3,488 0 6
Library, Forestry, and Geological Account.		
£ s. d.		
2,959 19 3 Consols 2½ °/₀ Stock at 77		2,279 3 5
£ s. d. *Prize Endowment Account.*		
503 1 11 India 3 °/₀ Stock at 79½	399 19 3	
278 0 3 Midland Railway 2½ °/₀ Debenture Stock at 68½	189 14 11	
254 0 0 North British Railway No. 1 Preference Stock at 103	261 12 5	
413 16 8 New 2½ °/₀ Stock at 75	310 7 6	
440 10 8 India 3½ °/₀ Stock at 93¾	413 0 0	
500 0 0 Courage and Co. 3½ °/₀ B Debenture Stock at 62½	312 10 0	
		1,887 4 1
£ s. d. *Scholarship Fund.*		
1,172 19 1 Consols 2½ °/₀ Stock at cost price ...	1,000 0 0	
1,988 1 7 Metropolitan Water Board B Stock at cost price	1,731 19 8	
		2,731 19 8
£ s. d. *Penfold Scholarship Fund.*		
1,600 0 0 Canadian Pacific Railway 4 °/₀ Debenture Stock at cost price		1,709 2 9
Amounts due, but not received at date, viz.:—		
Subscriptions and Entrance Fees	1,036 7 0	
Fees for hire of Rooms	12 12 0	
Rent of Offices, &c. (Tribunal of Appeal)	33 5 0	
Rent of No. 11, Great George Street, S.W.... ...	225 0 0	
Transactions	3 15 0	
		1,310 19 0
		£45,969 3 2

N.B.—The above Assets do not include the value of the Institution Premises No. 12, Great George Street, S.W., held on a Lease for 999 years from 1895, and for 984¼ years from 1910.

30TH DECEMBER, 1911.

LIABILITIES. 1911.

	£	*s.*	*d.*
Accumulations Account	28,410	19	5
Library, Forestry, and Geological Account	7,429	13	4
"Prize Endowment" Capital Account	1,887	18	10
"Prize Endowment" Income Account	131	5	2
Examinations Suspense Account	1,117	4	0
Scholarship Fund	2,851	0	0
"Penfold" Scholarship Fund	1,719	10	9
Due to Sundry Creditors	934	11	6
Overdraft at Bank	1,487	0	2
	£45,969	3	2

Examined with books, vouchers, &c., and found correct.

H. C. NEWMARCH,
HERBERT T. SCOBLE.

TANSLEY WITT, F.C.A.,
16*th April*, 1912. *Auditors.*

	RECEIPTS.	£ s. d.	£ s. d.	£ s. d.
1911. Jan. 1st.	To Cash at Bankers and in hands of Secretary :			
	On Current Account including £50 Petty Cash in the hands of the Secretary ...			314 15 7
	On Deposit Account			2,500 0 0
Dec. 30th.	RECEIPTS ON INCOME ACCOUNT :—			
	To 1,728 Fellows' Subscriptions at £3 3*s.*	5,443 4 0		
	„ 52 Fellows' Subscriptions, Arrears at £3 3*s.*	163 16 0		
	„ 17 Fellows' Subscriptions paid in advance for 1912 at £3 3*s.*	53 11 0		
	„ 6 Fellows' Subscriptions reinstated at £3 3*s.*	18 18 0		
	„ 37 Differences on Transfer	38 17 0		
		5,718 6 0		
	Less 1 Subscription refunded ...	3 3 0	5,715 3 0	
	„ 2,001 Professional Associates', Associates', and Colonial Fellows' Subscriptions at £2 2*s.*	4,202 2 0		
	„ 141 Professional Associates', Associates', and Colonial Fellows' Arrears at £2 2*s.*	296 2 0		
	„ 1 Professional Associate's balance of Arrears	1 1 0		
	„ 13 Professional Associates', Associates', and Colonial Fellows' Subscriptions paid in advance for 1912 at £2 2*s.* ...	27 6 0		
	„ 11 Professional Associates reinstated at £2 2*s.*	23 2 0	4,549 13 0	
	„ 306 Students' Subscriptions at £1 1*s.*	321 6 0		
	„ 48 Students' Subscriptions paid in advance for 1912 at £1 1*s.*	50 8 0	371 14 0	
	„ Hire of Rooms		212 2 0	
	„ Dividends and Interest		365 19 9	
	„ Colonial Survey Examination ...		9 10 6	
	„ Rent of Leasehold Property, No. 11, Great George Street, S.W.	847 10 0		
	Less Ground Rent on same	310 15 0	536 15 0	
				11,760 17 3
	EXAMINATIONS ACCOUNT :—			
	To Candidates' Examination Fees ...	3,516 9 0		
	„ Sale of Syllabus	55 5 0	3,571 14 0	
	Less Examiners' and Moderators' Fees, Hire of Hall, and Sundry Disbursements		1,516 11 7	2,055 2 5
	RECEIPTS ON CAPITAL ACCOUNT :—			
	To 23 Fellows' Entrance Fees at £5 5*s.* ...	120 15 0		
	„ 57 Fellows Difference of Entrance Fees at £2 2*s.*	119 14 0	240 9 0	
	„ 309 Professional Associates', Associates', and Colonial Fellows' Entrance Fees at £3 3*s.*		910 7 0	
				1,150 16 0
	SCHOLARSHIP FUND :—			
	To Dividends			66 13 0
	PENFOLD SCHOLARSHIP FUND :—			
	To Dividends...			60 5 4
	To overdraft at Bank			1,487 0 2
				£19.395 9 9

30TH DECEMBER, 1911. PAYMENTS.

	£ s. d.	£ s. d.	£ s. d.
1. PAYMENTS ON INCOME ACCOUNT:—			
30th. By *Transactions:* Publication and Reporting		695 14 5	
„ *Professional Notes*		378 6 5	
„ Building Extension to No. 12 (on account of)		7,058 15 9	
„ Salaries and Pension		2,918 5 0	
„ Wages and Pension		372 1 8	
„ Conversazione		428 1 4	
„ Postage and Receipt Stamps, General...	324 15 3		
„ „ *Transactions* ...	281 2 0		
„ „ *Professional Notes*	113 7 6		
		719 4 9	
„ Corporation Duty, Rates, Taxes, and Insurance		980 7 0	
„ Staff, Endowment, Insurance Premiums		481 2 9	
„ Fuel, Light, and Water		214 7 1	
„ Ground Rent, less Tax	966 13 4		
Less Amount received from the Tribunal of Appeal ...	120 0 0		
		846 13 4	
„ Repairs		17 3 9	
„ Stationery, Books of Account, &c. ...		75 11 1	
„ Cambridge School of Forestry ...		210 0 0	
„ Country Meeting		143 9 2	
„ Printing and Lithography		501 7 3	
„ Parliamentary Papers and Periodicals		29 8 6	
„ Provincial Committees and Junior Meetings		703 9 8	
„ Sundry Disbursements and Housekeeper's Account		498 17 9	
„ Coronation Illuminations		98 0 0	
„ Valuation Forms		8 5 9	
„ Law Charges		37 16 0	
„ Scholarships		403 6 8	
„ Penfold Scholarship		60 0 0	
			17,879 15 1
SCHOLARSHIP INVESTMENT FUND :—			
By purchase of £1,211 13*s.* 3*d.* Metropolitan Water Board B Stock ...			1,042 5 6
EXAMINATIONS "SUSPENSE" ACCOUNT :—			
By Entrance Fees transferred	223 13 0		
„ Subscriptions transferred	100 16 0		
„ Examination Fees transferred ...	437 17 0		
„ Examination Fees refunded	8 8 0		
		770 14 0	
Less Examination Fees received		550 4 0	
			220 10 0
PAYMENTS ON CAPITAL ACCOUNT :—			
By Furniture			2 0 6
„ By Petty Cash in the hands of the Secretary			50 0 0
On Deposit Account			200 18 8
			£19,395 9 9

LIBRARY, FORESTRY, AND

1911.		£	s.	d.
Dec. 30th.	To Purchase of Books, Maps, &c.:—			
	General Library £174 1 4			
	Loan Library 51 1 8			
		225	3	0
	„ Amount of Depreciation written off	400	0	2
	„ Annual Subscription to Palæontographical Society ...	1	1	0
	„ Annual Subscription to London Topographical Society	1	1	0
	„ Annual Subscription to *Town Planning Review* ...	0	10	0
	„ Stationery and Printing	10	1	6
	„ Insurance	4	14	0
	„ Curator's Honorarium	50	0	0
	„ Fittings	2	18	6
	„ Binding	19	16	9
	„ Forestry, Specimens, and Photographs	4	0	0
	„ Portrait	221	2	0
	„ Sundries	0	3	6
	„ Decrease in value of Investments	66	11	11
	„ Balance carried forward, viz. :—			
	Money on deposit at Bankers ... £217 1 5			
	£2,959 19*s.* 3*d.* Consols 2½ % at 77 ... ... 2,279 3 5			
	Value of Books, Forestry, and Geological Collection ... 4,933 8 6			
		7,429	13	4
		£8,436	16	8

ACCUMULATIONS

1911.		£	s.	d.
Dec. 30th.	To Decrease in value of Investments	184	7	7
	„ Amount transferred to Scholarship Account	1,042	5	6
	„ Depreciation on Furniture	63	0	0
	„ Deficit on Income Account	6,043	5	4
	„ Balance carried down	28,410	19	5
		£35,743	17	10

GEOLOGICAL ACCOUNT.

1911.		£	s.	d.
Jan. 1st.	By Balance brought forward	7,752	8	0
Dec. 31st.	„ Increased Values at this date, viz. :—			
	Books purchased	225	3	0
	Books presented...	18	0	0
	„ Dividends	69	13	8
	„ Donations	371	12	0
		£8,436	16	8

1911.		
Jan. 1st.	By Balance brought forward...	£7,429 13 4

ACCOUNT.

1911.		£	s.	d.
Jan. 1st.	By Balance brought forward	32,537	19	5
Dec. 30th.	„ Excess of Receipts over Payments on Examinations Account	2,055	2	5
	„ Excess of Receipts over Payments on Capital Account	1,150	16	0
		£35,743	17	10

1912.		
Jan. 1st.	By Balance brought forward	£28,410 19 5

"PRIZE ENDOWMENT"

1911.				£	s.	d.
Dec.30th. To Decrease in value of Investments				51	19	11
„ Balance carried forward				1,887	18	10
"Penfold Gift"—						
£503 1*s.* 11*d.* India 3 %	£	*s.*	*d.*			
Stock at 79½	399	19	3			
"Beadel Bequest"—						
£278 0*s.* 3*d.* Midland Railway 2½ % Debenture						
Stock at 68¼	189	14	11			
Cash in hand	0	14	9			
"Crawter Bequest"—						
£254 North British Railway No. 1 Preference						
Stock at 103	261	12	5			
"Daniel Watney Gift"—						
£413 16*s.* 8*d.* New 2½ %						
Stock at 75	310	7	6			
"Driver Bequest"—						
£440 10*s.* 8*d.* India 3½ %						
Stock at 93¾	413	0	0			
"Galsworthy Gift"—						
£500 Courage & Co. 3½%						
B Debenture Stock at 62½	312	10	0			
				£1,939	18	9

"PRIZE ENDOWMENT"

1911.				£	s.	d.
Dec. 30th. To Paid for "Beadel Prize"				5	5	6
„ Paid for "Driver Prize"				14	16	6
„ Paid for "Crawter Prize"				9	17	6
„ Paid for "Penfold Prize"				14	4	4
„ Paid for "Galsworthy Prize"				6	3	0
„ Balance carried forward				131	5	2
				£181	12	0

CAPITAL ACCOUNT.

1911.		£	*s.*	*d.*
Jan. 1st.	By Balance brought forward	1,939	18	9
		£1,939	18	9
1912.				
Jan. 1st.	By Balance brought forward	£1,887	18	10

INCOME ACCOUNT.

1911.		£	*s.*	*d.*	£	*s.*	*d.*
Jan. 1st.	By Balance brought forward				110	4	8
	,, Dividends, viz.:—						
	"Beadel" Bequest	6	10	10			
	"Driver" Bequest	14	10	8			
	"Crawter" Bequest	9	11	4			
	"Penfold" Gift	14	4	4			
	"Daniel Watney" Gift	9	14	8			
	"Galsworthy" Gift	16	9	8			
					71	1	6
	,, Excess of Expenditure on the "Driver" Prize transferred to Revenue General Prize Account					5	10
					£181	12	0
1912.							
Jan. 1st.	By Balance brought forward				£131	5	2

APPENDIX TO VOL. XLIV.

Obituary.

JAMES BANKS (Fellow), of Westmorland, who died in March, 1912, became a Member of The Institution in 1891. Acquiring his early knowledge of surveying in the office of Mr. Crayston Webster, he held for some years the position of borough surveyor of Kendal, and then became a partner in the firm of Wester, Son & Banks. He acted as agent for the Leven's Hall Estates in Westmorland and for Lieut.-Colonel Sandys, M.P., in North Lancashire. Mr. Banks took an active interest in the work of The Institution in the Provinces, acting as chairman of the Cumberland and Westmorland Committee in 1906 and 1907.

FREDERIC HENRY BARFIELD (Fellow), after receiving his early training in surveying with his father, the late Mr. A. Barfield, of Great Dunmow, Essex, and in estate agency with Messrs. R. D. & B. T. Thurgood, of Saffron Walden, became assistant in the office of the late Mr. John Dyke, of Faringdon, Berks. Later he held the appointment of surveyor to the Faringdon Highway District, which post he retained for nearly sixteen years.

Mr. BARFIELD, whose death occurred towards the end of last year, had been a Member of The Institution for thirty years.

WILLIAM ARTHUR BARNES, M.A., J.P. (Fellow), of Moynalty, Co. Meath, was for many years a student in the Divinity School, Trinity College, Dublin, where he had a distinguished career as an undergraduate. It was originally intended that he should take Holy Orders, but he was destined to become the first professor of the School of Agriculture of that University on its formation in 1906, and to him the school owes the large success it has attained. His father's death necessitated the abandonment of his studies for ordination in order that he might take over the management of the farm at Moynalty. In this capacity he proved most successful, and everything that tended towards the advancement of Irish farming received his enthusiastic support. Later he became a land valuer, and was elected a Member of The Institution in 1899, serving for a period as chairman of the Irish Branch.

In the Land Courts, where his practice was a wide one, he was noted for his judgment, experience, accuracy, and impartiality.

His death, which took place in January, 1912, will be severely felt by the farming interest in Ireland.

F. SADLEIR BRERETON (Fellow), whose death deprived The Institution of one of its oldest Members, was elected in 1882. His early training was experienced in the office of Mr. F. R. Beeston, where he gained a practical knowledge of surveying. Later the firm was known as Messrs. Beeston, Son & Brereton, and continued under this designation until 1873, when he began to practise on his own account. Mr. Brereton, whose death occurred in December, 1911, was also a Fellow of the Royal Institute of British Architects.

HENRY HUNTER CAMPBELL (Fellow) commenced his professional career in 1866 under the late Mr. David Bates, at that time the principal mining engineer and surveyor in St. Helens, to whose business he eventually succeeded.

In 1887 he was appointed agent to the Sherdley Estates, which post he held for fifteen years. He was admitted a member of the North of England Institute of Mining and Mechanical Engineers in January, 1895, and on giving up the stewardship to the Sherdley Estates in 1902 he opened an office in Manchester, when Mr. H. La Trobe Campbell joined him in partnership. In 1910 the business was transferred to Liverpool.

Mr. CAMPBELL became a Member of The Institution in 1890.

EDWARD JAMES CASTLE, K.C. (Associate) was educated at King's College, London, of which his father was a professor. He afterwards entered the Royal Military Academy, Woolwich, preliminary to joining the Royal Engineers, in which he served from 1860 to 1867, part of the time in the West Indies.

He was called to the Bar by the Inner Temple in 1868, and joined the Western Circuit. His practice, which grew rapidly, chiefly consisted of Local Government cases and arbitrations. He became a recognised authority on rating, and in 1879 published the first edition of his well-known work on that subject. In 1886 he became a Q.C., and was subsequently elected a Bencher of his Inn. He was recorder of Winchester for nine years, and afterwards recorder of Bristol and judge of the Bristol Tolsey and Pie Poudre Courts.

Mr. CASTLE also published a book on the Law of

Commerce in Times of War and essays on Shakespeare, Bacon, and Johnson.

He was elected an Associate of The Institution in 1871, and from the introduction of the examination system for election to membership took a great interest in the work, acting as one of the legal examiners until very shortly before his death in April last.

HENRY DREW (Fellow), whose death occurred in May last, had been connected with The Institution almost from its commencement. He was elected to the Council in 1890, becoming Vice-President in 1899 and retiring from that position in 1901, when advancing years made it difficult for him to undertake with regularity the long journey to London necessary to attend the Council Meetings.

Mr. Drew was born in 1826, and his long life was closely connected with Exeter, his native city, and the West Country. As a valuer and land agent there was no one better known in the West of England, his services being in continuous demand at the time of the tithe valuations, and in connection with railway extension, lands improvement, and other work. As a witness his clearness of thought and ability of concise expression were early recognised, while later his mature judgment and judicial mind caused his services as arbitrator to be in constant demand. As agent he managed many of the great Devon Estates, among others the Rolle Estate in North Devon, Lord Morley's estates, and those of the Kekewich family; and in connection with others he acted in the capacity of agricultural or financial adviser.

Agriculture in the west owes much to his knowledge and continued interest. For many years he was a director of the Devon County Agricultural Associa-

tion, giving much time to his duties as steward of finance of that body. His energies, however, were not confined to agriculture and his profession; he was one of the earliest volunteers, joining in 1852, and he always took an active part in local and political affairs.

Mr. Drew may be taken as a fine type of the upright, high-minded professional gentleman of the old school, and by his death a gap has been caused which it will be difficult to fill.

HERBERT JAMES GARROD (Professional Associate) was an original member of the Land Agents' Society, and had been a Member of The Institution since 1882. He acquired a practical knowledge of surveying as a pupil in the office of his father, Mr. James Garrod, and after acting as assistant for a year to Mr. Francis Ellis, he joined the staff of Messrs. Cluttons of Reigate.

At the time of his death, which took place in April, he was agent for the executors of Colonel McCalmont and Derwent McCalmont at Cheveley, Newmarket.

DAVID GILLART (Fellow) was the second son of the late Mr. Richard Gillart, for many years agent for the Plas Machynlleth and Llanidloes Estates of the Marquis and late Dowager Marchioness of Londonderry.

He was articled to Messrs. Powell & Swetenham, surveyors and estate agents of Newtown. Afterwards he gained further experience at Wrexham in the office of Mr. Kennedy, diocesan architect, from which place he returned to take the post of resident agent to Lord Mostyn at Llandudno. He resigned this position in 1893 in order that he might relieve his father in his advancing age, and the same year saw the addition to

his business of an auctioneering branch, which in later years assumed large proportions, the firm being entrusted with the disposal of some of the most important estates in Montgomeryshire and the neighbouring counties. His services as an arbitrator were frequently requisitioned in cases involving large interests. At the time of Mr. GILLART'S death in January he had been a Member for 23 years.

ARTHUR TRESS GRAIN (Fellow), of Oakfield, Shelford, whose death took place in April last, had been a Member of The Institution since 1884. He was articled to Messrs. J. R. Eve & Son of Bedford, prior to founding his well-known and successful firm in Cambridge. Mr. GRAIN'S family had been connected with Shelford for about two centuries, the late Mr. Corney Grain being of the same stock. He was a strong Conservative and a keen sportsman.

THOMAS GRIMLEY (Fellow) was regarded as exceptionally able in the professional circle of Birmingham, where the firm of Grimley & Son, founded by his father in 1872, held a leading position among the auctioneers and valuers of the city. His services as valuer or arbitrator were requisitioned by railway companies and local authorities, in most cases in the midland counties which demanded authoritative judgment and careful treatment.

When the Licensing Act came into force he acted as one of the valuers of public-house property on behalf of those financially interested in the licences of the city.

Three years previous to his death ill health forced him to relinquish the activities of his business, and he took into partnership three of his principal assistants.

Mr. GRIMLEY was a fellow of the Auctioneers and Estate Agents' Institute, having served for a number of years on the council of that society. He had been a Member of The Institution since 1889, and had taken an active interest in the affairs of the Benevolent Fund since 1905, when he was elected a member of the committee administering it.

The Hon. Mr. Justice WILLIAM GRANTHAM (Honorary Member), whose death took place in December, 1911, came of an old Sussex family. His uncle, Mr. Stephen Grantham, acquired some fame as a breeder of Southdown sheep and as an enlightened farmer, and from this source he undoubtedly inherited his qualities as an agriculturist.

He became a student of the Inner Temple, obtaining in 1863 the studentship of the Council of Legal Education; in the same year he was called to the Bar, where he speedily acquired a high reputation in compensation and Parliamentary work.

Sir WILLIAM (then Mr. GRANTHAM) represented East Surrey in Parliament from 1874 to 1885, and was often heard on matters affecting agricultural improvement, education, and rating. Meanwhile his practice had brought him into close touch with many of the leading surveyors, and he was elected an Associate of The Institution in 1881, being transferred by a unanimous vote to the Honorary Membership on elevation to the Judicial Bench in 1886.

JAMES HARRIS (Fellow) died in April, 1912, having been a Member of The Institution since 1883. As a pupil in the office of Mr. C. Pink of Fareham, he gained a practical knowledge of surveying, and before

starting on his own account he acted as an assistant, first in the office of Messrs. Smith, Son & Oakley, and then with Mr. W. Brown of Tring.

He practised in Winchester, and took an active interest in the work of the Hampshire Committee of The Institution, acting as chairman in 1893.

ARTHUR HARSTON (Fellow), who died in April, 1912, served seven years in the office of Mr. Dunch, an architect and surveyor, who was also surveyor for the Limehouse District to the late Board of Works, and one year in the office of Messrs Broad, Pritchard & Wiltshire, dealing with compensation matters under the Land Clauses Act.

He then practised in London and the Home Counties in partnership with his brother, Christopher Harston, F.R.I.B.A., under the style of A. & C. Harston, architects and surveyors.

Mr. A. HARSTON dealt more particularly with the work of the surveyors' department, including the rating of docks, railways, tramways, and canals, compensation claims, the adjustment of fire insurance losses, and arbitrations under the Local Government Acts, his partner directing his attention more particularly to the building department.

During their forty years of practice the firm designed and superintended the construction of, among other less important works, the Asylums for Imbeciles at Darenth, Kent, and Tooting Bec, Surrey; Gore Farm Convalescent Hospital, Kent; the Paddington and Lewisham Infirmaries; the North Eastern Temporary and Permanent Hospitals; Bethnal Green School, Leytonstone; St. Pancras Workhouse; Limehouse Town Hall; Poplar

Town Hall; Bromley-by-Bow Vestry Hall; and Poplar Parochial Offices.

After his election as a Fellow in 1890, Mr. Harston was a regular attendant at The Institution meetings, where his exact knowledge and wide experience were always at the service of Members in throwing light upon the subject under discussion.

JAMES OF HEREFORD, 1ST BARON (Honorary Member) entered the Inner Temple in 1850, and was called to the Bar in 1852. In 1867 he held the position of Postman to the Exchequer, an office now extinct, but once useful as a means of recognition of youthful ability. He quickly acquired a large practice, taking silk in 1869, and being elected an Associate of The Institution in 1880, at which time his services in compensation cases were in great demand. Lord JAMES, or as he then was, Mr. JAMES, entered Parliament in 1869 as member for Taunton in the Liberal interests, holding the seat until 1885. He speedily made a name for himself as a debater of outstanding ability, and was marked for early office which came to him in 1873, when he was appointed Solicitor-General by Mr. Gladstone, receiving knighthood in the same year. From 1880 to 1885 he held the post of Attorney-General, and with the introduction of the Home Rule Bill in the following year came the crisis of his parliamentary life.

Sir HENRY JAMES could not support his leader in that measure, and strenuously opposed the new policy even at the cost of the Chancellorship, a position which could have been his had his conscience permitted him to stand by his party.

In 1895 he joined the Unionist administration as Chancellor of the Duchy of Lancaster, being raised to

the Peerage and elected an Honorary Member of The Institution in that year. By his death in September, 1911, the nation lost a fine lawyer, a wise statesman, and a far-seeing adviser, whose wide influence had always been used for the national good and without any thought of personal advantage.

OSWALD JENKINS (Fellow) entered at an early age the service of the Midland Land Corporation, a company well known not only in the Midlands but in London, Liverpool, and Manchester, where it acquired and developed many large and important estates and building properties. The subject of this memoir was assistant secretary to the company from 1878 until its voluntary liquidation in 1881, when he commenced practice as a land agent and surveyor in Birmingham, his services being retained by the liquidators of the company until the final winding up, during which time he managed and realised practically the whole of the estates and properties of the Corporation, valued at £748,000.

Among estates which owe their development to him are the Cadogan, Hans Place, Addison Park, and Westcombe Park, London; Boardesley Park, Birmingham; and the Stoke House Estate, Bristol.

Mr. JENKINS was elected a Member of The Institution in 1891. His death took place in November last.

WILLIAM PERCY PAYNE (Professional Associate), who had been a Member of The Institution since 1875, and who died in May, 1911, in his seventy-first year, occupied for thirty-five years the responsible position of rating surveyor and valuer to the Midland Railway Company. He was a native of Jersey, and joined the

staff of the Midland Railway Company in 1870, having previously been engaged with Messrs. Beale & Company, the Company's Solicitors, Great George Street, Westminster. In addition to the appointment of rating surveyor he was registrar and custodian of all the deeds and muniments of the company, and from 1889 to 1904 acted as Secretary of the Way and Works Committee. During his tenure of office Mr. PAYNE valued for assessment purposes the whole of the Company's property in England and Wales several times over. He also fought some of the most important appeals which the company took into the courts. He was called in as an expert witness by most of the other railway companies of England, and the Association of Railway Rating Surveyors, composed of all the representatives of English railway companies and some Scottish, owed its inception in 1882 to Mr. PAYNE, who occupied the position of president from the date of its formation until 1904. By way of marking their appreciation of his work the Midland Company specially retained his services as consulting surveyor on his retirement in 1905, which appointment he held up to the date of his death.

Mr. PAYNE, who resided in Nottingham, took some part in public affairs in that city, serving for a number of years on the Board of Guardians, whilst he unsuccessfully contested the representation of Castle Ward on the Council. Mr. PAYNE took considerable interest in masonic craft, and was in the year 1899 appointed Provincial Grand Junior Warden for the county of Nottingham.

THOMAS MILLER RICKMAN (Past-President) was the second son of Thomas Rickman of Liverpool

and Birmingham, author of the well-known standard work on Gothic architecture. He was born in Birmingham in 1827, and was educated at King Edward's School. At the age of 16 he became an articled pupil of Mr. R. C. Hussey, in the same town, and on that gentleman's removal to London remained with him, becoming his managing assistant, a position he held until 1854.

During the later years of his pupilage he prepared many drawings for church restorations, in which he took a great interest, and at the same time availed himself of every opportunity of visiting and taking notes of cathedrals and old churches, particularly in the west of England and the Midlands. He also visited the Continent for the same purpose.

Of Gothic architecture Mr. RICKMAN made a special study. As early as 1850 he wrote a series of articles for *The Builder* on this subject; these were followed by many other papers contributed to *The Builder* and *The Building News* on similar topics. In 1850 he furnished notes of churches in Suffolk for Parker's *Ecclesiastical Topography*.

Throughout his early days, and even in later years, he exhibited great activity both mental and physical. In 1851 the following note appears in his diary: "Walked round London with ——, 30 miles, by way "of Islington, Homerton, Isle of Dogs, Greenwich, "Clapham Common, Battersea, and round to Regent's "Park. This gave me a good idea of the outskirts of "London."

In 1852 he was elected a member of the Architectural Association, and in 1854 became its president. At this time he was constantly engaged in work for that society, reading a number of papers at its meetings,

and taking, in 1855, a leading part in preparing a memorial to the Royal Institute of British Architects on its behalf. He retained his membership of the Association up to the time of his death.

In 1854 he became an associate of the Royal Institute of British Architects, his membership thus covering a period of nearly 58 years. He represented the associates on the Council from 1889 to 1896. He was also honorary secretary of the Practice Standing Committee from 1891 to 1894, and in this capacity read a paper entitled "Metropolitan Improvements as affected by the "Bills now before Parliament."

In 1856 he entered into partnership with Mr. Charles Lynam, architect, of Stoke-upon-Trent, and remained with him until 1858, when he left him and returned to London. It was about this time, when he was 31 years of age, that he discovered his life's work, taking up the profession of quantity surveyor, which he practised until a few months before his death. It has been rightly said that perhaps no other man did so much for his branch of practice, his aim being always to raise it to the highest standard.

In 1860 he passed the examination for the office of district surveyor, and in the following year he notes in his diary: "Had as much professional work as I could "get through," a phenomenal growth in two years, indicative of strenuous application.

In 1865 he was unanimously elected a member of the Society of Antiquaries, and in the same year commenced his long professional connection with Mr. Alfred Waterhouse, the first set of quantities being for a large house at Hutton Low Cross. At this time he was also engaged on work for Mr. Blashill, Mr. Ewan Christian, Prof. Roger Smith, and other architects.

The following year he had seven or eight important works from Mr. Alfred Waterhouse, and in 1869 prepared the schedule for rebuilding Eaton Hall, the seat of the Marquis of Westminster, for which the measurements extended over fifteen years.

In 1870 he became a member of the Royal Institution, and in 1871 an associate of the Institute of Civil Engineers, continuing his membership of both up to the time of his death. About this time also he was elected a fellow of the Geological Society.

In 1872-3 he took off the quantities for the Natural History Museum, probably the first terra-cotta building of any importance in London. At this time a great deal of important work passed through his hands, including buildings for the London School Board and a number of arbitrations, as well as other work for Mr. Waterhouse.

In 1873 he became a Fellow of The Surveyors' Institution, was elected a Member of the Council in 1885, and became President in 1899. He assisted in the examinations from their commencement, in 1881, up to 1898, and read Papers at The Institution Meetings on "Building Risks and their Incidence," and on "Ancient "Lights," in addition to his Opening Address as President in 1899. During the long period of his membership he took an active part in the business of The Institution, especially in matters relating to his branch of the profession. Few who were present can have forgotten his magnificent entertainment of the Members on the two consecutive nights on the occasion of the inauguration of the new buildings.

It is a curious and somewhat pathetic fact that he and the late Mr. Robert Vigers became Members of the Council at the same election, were both Presidents, and both died within a few weeks of each other.

In 1873 he was elected Conseillier Honoraire de la Société des Architects du Département du Nord; and in 1885 crossed the Atlantic, giving an account of his impressions in a small book, entitled *Canada and the States.*

Five years later he read a Paper before the Sheffield Society of Architects and Surveyors, entitled "The "Present State of Questions relating to Quantities"; and in 1891 completed a book giving an account of his father's life, and the various editions of his monumental work on Gothic architecture. This was entitled *Thomas Rickman; his Life and Work,* and was published for private circulation.

He was elected a Member of the Surveyors' Club in 1892.

Mr. RICKMAN was engaged for a considerable period on behalf of the Royal Institute of British Architects and The Surveyors' Institution in negotiations with the Institute of Builders in connection with the revision of conditions of contracts and the method of dealing with "provisional sums." He also took part on behalf of the professional societies interested in the negotiations with the London County Council respecting the London Building Act of 1894.

He was a member of the Council of the Architects' Benevolent Society, and became its vice-president in 1909.

In 1894 his principal assistant, Mr. Williamson, lost his life in an accident while measuring at Newcastle-upon-Tyne. This was a serious blow to Mr. RICKMAN. Mr. E. J. Burr became his partner in 1902 and took Mr. Williamson's place.

It would be quite impossible to give a list of the many important works upon which he was engaged

from the time he commenced taking off quantities to the close of his active life; they included University buildings at Oxford, Cambridge, Liverpool, Manchester, and Leeds, and many large undertakings such as the "Prudential" Assurance buildings in London and the provinces.

His courage and perseverance were remarkable in the face of much physical suffering, and it is worthy of note that his diary records the fact that he underwent no fewer than eight operations for cataract in the eyes and for certain serious internal complications during the later years of his life; but he never allowed anything to prevent his continuing his life's work to the end.

Something has already been said about his character as a professional man. Integrity and impartiality were his distinctive qualities, and he won the confidence of all those with whom he came in contact. In all his business relations he exhibited an unswerving purpose of absolute rectitude, and would not, no matter how much extra labour was involved, deviate from the course he considered it right to pursue. He was an omnivorous reader, an ardent geologist, and a great student of mathematical works, of which he recently presented The Surveyors' Institution with a unique collection, dating from 1490 to modern times.

He outlived most of his friends. Those who survive him will feel that they have lost a most genial colleague and companion, and the profession which he adorned one of its most honoured and respected members.

His charities were large and unostentatious. He gave freely of his substance to the organisation with which he was connected, whose adherents base themselves, more perhaps than the members of most religious bodies,

on primitive ideals. His was in the strictest sense a blameless life—striking in its candour, gentleness, and simplicity.—[E. J. BURR.]

I. TREHARNE REES (Fellow), whose death occurred in July, 1911, leaves behind him the record of a brilliant career in the engineering profession. He was educated privately in England and at the Lycée de Versailles, Paris, being articled to Messrs. Dobson & Brown, mining engineers, of Cardiff.

Mr. Rees gave early proof of exceptional ability, being sent at the age of twenty-one to represent his firm at the Harris Navigation Colliery of which, in spite of his youth, he was speedily appointed manager.

He became chief assistant to Messrs. Dobson, Brown & Adams in 1878, and a year later was appointed one of His Majesty's Inspectors of Mines for the South Wales district. In 1883 he became a partner in his firm, which then adopted the style of Messrs. Foster, Brown & Rees.

The more important of the many highly responsible undertakings with which this firm has been connected include the Valley Docks and Vale of Glamorgan Railways, the Port Talbot Docks and Railways, the Harris Navigation Collieries, the Great Western Collieries, and the Windsor Colliery. They also acted as engineers for various collieries abroad, including the Wankie Collieries in South Africa.

Mr. Rees was a past-president of the South Wales Institute of Engineers, a member of the Institution of Civil Engineers, and a Fellow of The Institution.

ALFRED SKINGLE (Professional Associate), whose death took place in July, 1911, became a Member in 1882.

Originally with Messrs. Tress & Innes of Queen Street, Cheapside, he joined Sir John Whittaker Ellis in 1876, and was admitted a partner with the present firm of Messrs. Fairbrother, Ellis, Breach, Galsworthy & Co. on the occasion of the amalgamation in 1897.

Among the estates with the development of which he was connected were the Hampstead and Charlton Estates of Sir Spencer Maryon-Wilson, Bart., and the Cartwright and Bowater Estates.

Among the many important compensation claims in which he was associated with Sir J. Whittaker Ellis were those in connection with the Waterloo and City Railway; the London and South Western Railway widenings and extension at Waterloo; and the London, Brighton and South Coast Railway widenings at Victoria.

ROBERT VIGERS (Past-President) passed away, in his 85th year, on Sunday, June 23rd, 1912. He lived to become the Senior Member of The Institution, and nearly the last of the *patres conscripti* to whose public spirit, foresight, and energy, the foundation of the Society was due, now nearly half a century ago. Only four years have elapsed since he retired from active practice, the signs having become only too evident that his physical powers were rapidly declining.

As he reminded his hearers in the course of his Opening Address in 1898, he belonged to the limited class (by far the smallest in The Institution) who practise as surveyors only. It is common knowledge that, like many others who achieve success in life, his early pursuits had little or no connection with his ultimate occupation. It is probable that he would have made his mark in any sphere of life, but no one who knew him could doubt for

a moment that he found his true vocation in his adopted profession, in which practical qualities far outweigh the most brilliant mental gifts.

In 1860 he joined his brother, the late Mr. Francis Vigers, a former Vice-President, in the business which he had established thirteen years earlier, and which, even then, seemed likely to develop into a large and prosperous concern.

Those were halcyon days for surveyors. The world had hardly commenced the cosmo-economic process of "spinning down the ringing grooves of change." The tender plant of public confidence was as yet unaffected by legislation of the type called heroic. The spirit of enterprise was abroad, and there seemed no bounds to the volume of business for surveyors, engineers, counsel, and parliamentary agents. The Private Bill Office was choked with the deposits of promoters of new railways, docks, harbour works, gas and water undertakings, and urban improvements of every description. The Committee Rooms at St. Stephen's were draped with a never-ending succession of huge cartoons for the enlightenment of the legislative eye and the assistance of the legislative understanding, while their walls echoed from morning to night with the persuasive voices of the Austins, the Hope-Scotts, the Venables, and Denisons, long since in the dust, but whose names still linger as a fading reminiscence in the memories of a few.

It was the day of opportunity for capable men, and even the weaklings did not go wholly without their share of the good things.

Such were the times when the foundations were laid of many a large business which survives to the present day, among them that which Mr. VIGERS joined in 1860, and of which he rose to be the head in after years.

It brought him at once into intimate connection with some of the keenest men in both branches of the legal profession, with leading City men, and with the enterprising financiers who stand silently behind many a great undertaking and are known only to their confidential advisers. It was not long before Mr. VIGERS was recognised as a sound and capable business man, and his reputation grew steadily with the years.

After the deaths of Sir Henry Arthur Hunt and Mr. George Pownall (those Bayards of the arbitration room), Mr. VIGERS seemed to step quite naturally into a large share of the judicial work which they had performed with so much credit to the profession.

There was no position in which he showed to more advantage. There can be no question that he was a born arbitrator, with peculiar aptitudes for the work. Perhaps he owed a little to externals—to a comely personality which sometimes recalled the figure of Mr. Pownall, and a certain unconscious dignity of manner which rarely forsook him, even in his lighter moments.

The life of a professional man, however full, is, as a rule, uneventful, furnishing but scanty material for biographical comment, but it is obvious that no man, however fortunate, can rise to eminence in his profession without some special gifts, not the less real because hard to define and analyze. For character is a complex thing made up of what sometimes seem to be opposing qualities, but it is always interesting to trace, as far as may be, what appear to be the leading characteristics of a man who has stood in the first rank of his calling.

Speaking generally, the qualities that struck one more particularly in Mr. VIGERS were rapidity and sobriety of judgment and a composure of manner which

inspired confidence and commanded respect. It goes without saying that his business powers were of a very high order and his personal integrity beyond suspicion. He had no reservations and no affectations. He made no pretentions to knowledge which he did not possess, and never embarked on topics beyond his range. He knew his own powers and (what is perhaps of equal value) his own limitations, and as a consequence seldom strayed into a position of disadvantage.

This was very noticeable when he sat as umpire in cases involving technical difficulties of admitted complexity. He would let the case evolve itself, with the minimum of interruptions on his part, listening patiently to the evidence, and never by look or word allowing a glimmer of indication to escape as to the judgment gradually forming in his mind.

As arbitrator he knew to a nicety what was due to his position and from himself to others who practised before him, but he was a bad man to trifle with, having in him a vein of sternness which he could display when occasion required.

He was the same in all his business and official relations—in the witness-box, the arbitrator's chair, and at the Council Board ; never talkative, fussy, or factious, speaking but rarely, but always to the point and with a moderation that carried conviction.

In all that concerned the general policy of The Institution he inclined naturally to the larger and more liberal view. Though implacable in his attitude towards gross and persistent violations of the unwritten laws of professional conduct no one could be more lenient when youth or inexperience could be pleaded in extenuation of a fault.

He had no sympathy whatever with the views of a

small group who in the earlier days of The Institution would have narrowed its character and arrested its growth, being all for comprehension and the fullest measure of inclusion compatible with its character as a body which gives an implied guarantee of the professional probity of its Members. No one knew better than he that in every calling there is a fringe of persons with a tendency to disregard its best traditions, but he held that such people were far more amenable to control inside than outside the fold, and his opinion in this respect has been more than justified by results.

No man was ever more ready to befriend the younger Members of the profession. Many instances could be cited in which his kindly advice proved of incalculable value to those who resorted to him, but he was no popularity hunter, and did not scruple to say the unpalatable thing when the case required it.

His appearances as a witness before Royal Commissions and Select Committees were less frequent than might have been expected considering his professional position, but he had no love for these roving inquisitions which are too apt to become mere sepulchres of expert advice. Perhaps he could hardly avoid giving evidence before the Select Committee of 1881-82, appointed to "consider the working of the Artizans' and Labourers' "Dwellings Improvement Act of 1875 and the Amend-"ing Act of 1879."

Reference has already been made to the enormous number of works of public improvement carried out in London in the period under review, involving an immense displacement of population in the poorer districts and a further congestion in other areas already overcrowded to an extent dangerous to the public health.

The legislature, at last alive to the perils of the situation, and perhaps stimulated by the action of an American philanthropist, determined to take action and passed the Act of 1875, but, to use a phrase current at the time, it was "struck with sterility" from the outset nor was much new life put into it by the Amending Act that followed four years later.

Power had long before been given to local authorities under the Sanitary Acts to affect improvements in their districts, but nothing was apparently further from their thoughts than action on any comprehensive scale. By way of mending matters three sets of inquiries and three sets of expenses were substituted by the new Act for the two sets of inquiries and two sets of expenses under the system it superseded.

The evidence of Mr. VIGERS before the Committee was practically confined to a description of the operations of the Peabody Trustees, to whom he had acted as adviser from the formation of the Trust. It is impossible to give here anything like an abstract of his evidence. It is sufficient to say that he showed most conclusively that, under sane management, private enterprise could do much that legislation had failed to effect.

A few years later (in 1887) he gave evidence before the Select Committee on Town Holdings—surely one of the most exhaustive, and, as events seem to prove, one of the most abortive inquiries ever held in this country, unless it may be placed to its credit that it stemmed for a few years the flood that is now upon us. The Committee was strongly constituted, comprising practical men like our Past-President, Mr. William James Beadel, Sir Henry (afterwards Lord) James, and other persons of known moderation of view, but it allowed itself to be

drawn aside into speculative fields, and even permitted the late Mr. Charles Harrison to occupy the greater part of five dreary days with a disquisition on subjects having the smallest conceivable bearing on modern conditions. It will be remembered that Mr. Harrison was among the first of the lawyers, "of whom were Hymeneus and "Philetus" in the persons of Mr. Joseph Kay and Mr. Henry Fowler, to prove recreant to the true faith.

Here again, Mr. VIGERS spoke with the voice of sense and reason, adding his quota to the vast store of information on which the Committee founded a singularly careful and, on the whole, practical Report.

His last appearance of the kind was in 1898, before the Royal Commission on Local Taxation. His evidence was principally confined to matters connected with the rating of public undertakings. He urged, as many have before and since, that railways should be valued as a whole under expert advice, their proportionate shares being subsequently allocated among the parishes concerned.

Mr. VIGERS was elected a Member of the Council in June, 1885, was appointed a Vice-President in 1894, and served the office of President in 1898. His Opening Address was severely practical, and contained some useful figures showing the loss of land to the building market, in the period 1857-1885, owing to the construction of new streets and street widenings, a brief but pithy reference to the sempiternal sewage question, then in one of its paroxysms of optimistic fervour, and a vigorous and closely reasoned reply to the critics of the profession who periodically rediscover the interesting fact that any considerable divergence between separate valuations of the same subject is only explainable by the conscious turpitude of the experts concerned.

Mr. VIGERS was one of the founders and a generous supporter of The Institution Benevolent Fund. He was a member of the Land Surveyors' Club and the Surveyors' Association, and acted for many years as chairman of the National Orthopædic Hospital in Portland Road.

It would be wearisome to enumerate the bodies for which he acted, but, among railways, may be mentioned the London, Chatham and Dover, the Metropolitan District, and Central London Lines. His connection with the Peabody Trust has already been referred to. He was concerned in most of the great arbitrations held in London and the provinces during the last forty years as witness, umpire, or as single arbitrator, among which may be mentioned the celebrated case of *Colls* v. *The Home and Colonial Stores.* He was also largely concerned in the purchase and sale of property by private treaty, especially in the city of London, where his knowledge of values was almost unique.

For the last ten years of his life he was menaced with and finally fell a victim to one of the direst calamities which can befall a human being—the total loss of sight; but he bore his afflictions, even when cardiac troubles supervened, with manly fortitude. Towards the end his physical weakness became extreme, but he retained to the last his interest in his friends and in the associations of his long and honourable life.

In his position as President of The Institution he proved himself to be by no means the least of the links in the long catena of able men who have directed its affairs and presided over its fortunes.

He was buried at West Norwood on the 27th June, followed to the graveside by a large company of private and professional friends.—[J. C. R.]

W. S. S. WALLACE (Fellow), of Perthshire, was brought up to farming, and later became engaged as factor and estate agent. He had undertaken the survey and valuation of large properties, notably the Glentanar Estates of Lord Huntly. He was also connected with Lord Ancaster's Estates in Perthshire and Wales, and the Estates of Sir Arthur Grant in Monmouthshire and elsewhere. Mr. Wallace died in August, 1911, having been a Member of The Institution since 1898.

CHARLES EDWARD WARE (Fellow) had been closely associated with the city of Exeter throughout his professional career, having held the post of city surveyor. He resigned this appointment in order to found what proved to be a highly successful private practice as a land and estate agent, and later became mayor of the city which he had served as an official.

His services as an arbitrator were in constant demand, and it would be difficult to estimate the number of times he was engaged to appear as an expert witness in public courts. In 1891 he was appointed justice of the peace for the city of Exeter.

Mr. WARE, whose connection with The Institution extended for a period of 31 years, died in October, 1911.

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Roome, F. M.	2	2	0
Sanders, J. R.	2	2	0
Saunders, C.	2	2	0
Sedgwick, E.	2	2	0
Sedgwick, P. G.	2	2	0
Smith, E. W.	2	2	0
Snook, H. V.	2	2	0
Stapleton, G. A.	2	2	0
Stratton, P.	2	2	0
Stubington, R. A.	2	2	0
Sugden, A. J.	2	2	0
Taylor, F. H.	2	2	0
Taylor, J.	2	2	0
Thake, R. F. W.	2	2	0
Thomas, F. C.	2	2	0
Thomas, J. H. E.	2	2	0
Thomas, J. H. T.	2	2	0
Thomas, R. R.	2	2	0
Tickle, A. C. W.	2	2	0
Turner, J. M.	2	2	0
Turner, W. A.	2	2	0
Vanstone, F. W. E.	2	2	0
Vince, F. H.	2	2	0
Wall, J. E.	2	2	0
Walmesley-Cotham, I.	2	2	0
Walsh, J. F.	2	2	0
Watkinson, H. E.	2	2	0
Whesker, J. E.	2	2	0
Whittaker, G.	2	2	0
White, F. J.	2	2	0
Whitney, E. S.	2	2	0
Wilding, J.	2	2	0
Wilkes, G. T.	2	2	0
Wilkins, S. T.	2	2	0
Willmot, H. de B.	2	2	0
Wonnacott, J. P.	2	2	0
Worrall, E.	2	2	0
Wright, T. H. G.	2	2	0
Young, D. F.	2	2	0

The Surveyors' Institution.

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET,

WESTMINSTER, S.W.

OFFICERS, 1912—1913.

COUNCIL.

President.

The Hon. Edward Gerald Strutt (London and Chelmsford)

Vice-Presidents.

John Farrer (Oulton, Leeds)
W. Edward Woolley (Loughborough)
Howard Chatfeild Clarke (London)
Edward Blakeway I'Anson (London)

Members of Council.

John German (Ashby-de-la-Zouch)
George Francis Stewart (Killiney)
Frederick George Chinnock (London)
Henry Wells Dewhurst Theobald (London)
Arthur Lyon Ryde (London)
Henry Herbert Smith (Calne)
John Hubert Oakley (London)
Alfred Michelmore (Totnes)
Thomas Silk Wilson (Manchester)
John Henry Hanson (Huddersfield)
Sir Robert James Thompson (Tunbridge Wells)
Andrew Young (London)
John Willmot (Birmingham)
Joseph Henry Sabin (London)
John McClare Clark (Haltwhistle)
James Inglis Davidson (Corstophine)

Professional Associates of Council.

Charles Pell Hall (Woburn)
Stanley Hicks (London)

Associates of Council.

The Right Honourable Lord Alverstone, G.C.M.G. (Lord Chief Justice of England)

Sir John Wolfe Barry, K.C.B.

Past-Presidents (*Ex-officio Members of Council*)

Daniel Watney (London)
Sir John F. L. Rolleston, M.P. (London)
Arthur Vernon (High Wycombe)
Herbert Thomas Steward (London)
Charles Bidwell (Ely)
George Langridge (Tunbridge Wells)
Thomas Taylor Wainwright (Liverpool)
Howard Martin (London)
Sir Alexander Rose Stenning (London)
Leslie Robert Vigers (London)
W. Edgar Horne, M.P. (London)

Honorary Secretary.

Percivall Currey

Secretary.

Alexander Goddard.

List of Standing Committees.

Composed of Members of Council and Provincial Chairmen.

BUILDING.
COUNCIL SELECTION
COUNTY DISTRICTS AND COUNTRY MEETINGS.
DINNER.
EDUCATION.
ELECTIONS.
FINANCE.
FORESTRY.
LIBRARY AND SESSIONAL PAPERS.
PARLIAMENTARY BILLS AND GENERAL PURPOSES.
PROFESSIONAL PRACTICE.
QUANTITY SURVEYORS.

Past-Presidents.

1868 *John Clutton*
1870 *Richard Hall*
1872 *Edward Norton Clifton*
1874 *Thomas Huskinson*
1876 *Edmund James Smith*
1878 *William Sturge*
1880 *Edward Ryde*
1883 *Thomas Smith-Woolley*
1885 *Edward I' Anson*
1886 *William James Beadel, M.P.*
1888 *Elias Pitts Squarey*
1890 *Robert Collier Driver*
1892 *Charles John Shoppee*
1894 *Thomas Chatfeild Clarke*
1895 DANIEL WATNEY
1897 *Christopher Oakley*
1898 *Robert Vigers*
1899 *Thomas Miller Rickman*
1900 *John Shaw*
1901 SIR JOHN F. L. ROLLESTON, M.P.
1902 ARTHUR VERNON
1903 *Albert Buck*
1904 HERBERT THOMAS STEWARD
1905 CHARLES BIDWELL
1906 GEORGE LANGRIDGE
1907 THOMAS TAYLOR WAINWRIGHT
1908 HOWARD MARTIN
1909 SIR ALEXANDER ROSE STENNING
1910 LESLIE ROBERT VIGERS
1911 W. EDGAR HORNE, M.P.

(The names of those deceased are printed in italics).

The Surveyors' Institution

(Incorporated by Royal Charter)

Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein; the practice of managing and developing estates; and the science of admeasuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.
2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

The Institution was established in 1868, was incorporated by Royal Charter in 1881, and has a total membership of over 4,000.

The Institution consists of four classes, viz.—Fellows, Professional Associates, Associates, and Honorary Members, with a class of Students attached.

A Fellow must have qualified for that position by having acquired a practical knowledge of surveying in one or other of its branches as above defined, and have held for at least five years a responsible position in the profession; and must have passed the Examinations called for by the Rules of Examination, or some other Examination in the United Kingdom or the Colonies which the Council may declare to be equivalent thereto.* A Fellow has the right, conferred by the Charter,

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* *The Council possess only a very limited dispensing power as regards the Examinations.*

to use the letters F.S.I. after his name. A Fellow has also the right, under By-Laws allowed by H.M. Privy Council, to describe himself as "Chartered Surveyor."

A PROFESSIONAL ASSOCIATE† must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Intermediate Examinations. A Professional Associate has the right, conferred by the Charter, to use the letters P.A.S.I. after his name. A Professional Associate has also the right, under By-Laws allowed by H.M. Privy Council, to describe himself as "Professional Associate Chartered Surveyor."

An ASSOCIATE must be more than twenty-one years of age, not a Surveyor by profession, but his pursuits must be such as to qualify him to unite with Surveyors in the advancement of professional knowledge.

An HONORARY MEMBER must be a person who, either by reason of his position or experience, or his eminence in science, may be enabled to render assistance in promoting the objects of the Institution, but who is not engaged in practice as a Surveyor in Great Britain or Ireland. He has the privilege of being present and taking part at all Ordinary General Meetings, and of access to the Library, but no right of voting, discussing, or otherwise interfering in the affairs of the Institution ; nor is he called on to contribute to its funds.

STUDENTS (who must not be under eighteen years of age) qualify as such by passing the Preliminary Examination. Candidates for Studentship who can produce a Certificate of having passed one of the Examinations mentioned in the Rules, are exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of a Member of the Institution. Students are expected to enter for the Professional Examinations under the conditions laid down in the Rules of Examinations.

The Council may accord to Students such privileges, subject to such terms, regulations, and restrictions, as they shall from time to time prescribe.

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† *After the Election of Members in October* 1913 *no Examination Candidate will be eligible for election as a Professional Associate unless he has passed both the Intermediate and Final Examinations.*

Scholarships open to Students and tenable for three years have been instituted at Oxford, Cambridge, and other Universities, of the value of £80 and £50 per annum. Particulars may be obtained from the Secretary of the Institution.

Any person desirous of being admitted into the Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows, or four Fellows and two Associates, certifying a practical knowledge of the candidate ; or, by four Members of the Council, of whom the President shall be one, after careful enquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will nominate the candidate for election by ballot.

The following are the rates of contribution to the funds :—

	Annual Subscription.			Admission Fee.		
	£	*s.*	*d.*	£	*s.*	*d.*
Student	1	1	0	—		
Associate	2	2	0	3	3	0
Professional Associate .	2	2	0	3	3	0
Fellow	3	3	0	5	5	0

No person can become a Member (other than an Honorary Member) of the Institution, unless and until he pays as his first Subscription to the Institution, in the case of becoming a Fellow of the Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of the Institution, the sum of Five Guineas, and in the case of becoming an Associate of the Institution, the sum of Five Guineas.

The Examination fees of Students who are successful in passing the Intermediate Examination in their division are carried to their credit as their Entrance Fees on election to Membership.

All Fellows, Professional Associates, and Associates, are required, within twelve months after their election, to deliver to the Council an original Paper on some subject connected with the profession, or to make a donation to the Library or Collection.

The affairs of the Institution are under the management of a Council, which is elected annually, consisting of a President, four Vice-Presidents, sixteen Fellows, two Professional Associates, and two Associates.

The Session of the Institution commences annually on the second Monday in November, and continues to the end of May. The Ordinary General Meetings are held on every alternate Monday during the Session. At these Meetings original communications are read on professional subjects, and their merits fully and freely discussed. Every Member has the privilege of introducing one visitor to these Meetings. Members are entitled to a copy of any printed publication issued by the Institution after their admission.

THE SURVEYORS' INSTITUTION

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

LIST OF MEMBERS, JULY 1st, 1912.

Honorary Members.

Date of Election and Transfer.	HONORARY MEMBERS.	Address.
Feb. 1897	ADDINGTON, THE RIGHT HON. LORD	Addington, Winslow, Bucks.
Nov. 1904	ARMSTRONG, THE RT. HON. LORD	Jesmond Dene, Newcastle-on-Tyne.
Dec. 1880	BANKES, THE HON. MR. JUSTICE	
I. Nov. 1910	ELDON	45, Eaton Square, S.W.
Jan. 1895	BEDFORD, HIS GRACE THE DUKE	
	OF, K.G.	15, Belgrave Square, S.W.
Mar. 1893	CARRINGTON, THE RIGHT HON THE	
	EARL, K.G., G.C.M.G.	53, Prince's Gate, S.W.
April, 1910	CHALMERS, SIR ROBERT, K.C.B...	33, Hyde Park Gate, W.
Dec. 1889	CHAPLIN, THE RT. HON. HENRY,	
	M.P.	Stafford House, St. James', S.W.
Jan. 1887	COBHAM, THE RIGHT HON. LORD	
	VISCOUNT	Hagley Hall, Stourbridge.
Nov. 1910	COZENS-HARDY, THE RT. HON. SIR	
	HERBERT HARDY, MASTER OF	
	THE ROLLS	50, Ladbroke Grove, W.
Nov. 1908	DEVONSHIRE, HIS GRACE THE	
	DUKE OF	Devonshire House, Piccadilly, W.
Jan. 1909	DIBDIN, SIR LEWIS T., K.C., D.C.L.	Nobles, Dormansland, East Grinstead.
Nov. 1906	ELLIOTT, SIR THOMAS HENRY, K.C.B.	4, Whitehall Place, S.W.
Mar. 1882	HAMILTON, HIS HONOUR JUDGE	
M. Nov. 1905	HENRY BEST HANS	3, Paper Buildings, Temple, E.C.
Feb. 1900	HOWARD, SIR EDWARD STAFFORD,	Office of Woods, etc., 1, Whitehall Place,
	K.C.B.	S.W.
Nov. 1901	HOWE, THE RIGHT HON. THE EARL,	
	G.C.V.O.	Curzon House, Curzon Street, W.
Mar. 1889	JERSEY, THE RIGHT HON. THE	
	EARL OF, G.C.B., G.C.M.G.	Middleton Park, Bicester, Oxon.
Jan. 1911	JOHNSTON, COLONEL SIR DUNCAN,	
	R.E., K.C.M.G., C.B.	Branksome, Saffrons Road, Eastbourne.
July 1869	LEACH, LIEUT.-COL. SIR GEORGE	6, Wetherby Gardens, South Kensington,
M. Feb. 1871	ARCHIBALD, K.C.B.	S.W.
Apr. 1885	M'CLELLAN, JOHN B., THE REV.,	
	M.A.	Ruthven, The Avenue, Richmond, Surrey.
Nov. 1888	MOULTON, THE RIGHT HON. LORD	
M. Feb. 1906	JUSTICE JOHN FLETCHER	57, Onslow Square, S.W.

Date of Election and Transfer.	HONORARY MEMBERS.	Address.
Nov. 1905	ROGERS, JULIAN CLARKE	Creefleet, Cumberland Gate, Kew, S.W
A. April 1879 H.M. Dec. 1892	SMITH, HIS HONOUR JUDGE LUMLEY, K.C.	25, Cadogan Square, S.W.
A. Dec. 1877 H.M. April 1906	SUTTON, THE HON. MR. JUSTICE HENRY	Royal Courts of Justice, Strand, W.C
A. May 1886 H.M. Nov. 1905	WHEELER, HIS HONOUR JUDGE THOMAS WHITTENBURY, K.C. ..	32, Warwick Gardens, Kensington, W

Total number of Honorary Members, 24.

Fellows.

The names of those Fellows who have qualified for the Class by Examination are distinguished thus*
The names of those Fellows who have gained Prizes at the Institution Examinations are distinguished thus§

).).	Date of Election and of Transfer.	FELLOWS.	Address.
99	Jan. 1889	ABBEY, JOE BURMAN, A.M.I.C.E.	34A, New Street, Huddersfield.
44	Jan. 1884	ABBOTT, ROBERT THOMAS G. ..	Whitley House, Malton, Yorkshire.
99	A. Nov. 1891 F. Jan. 1895	*ABRAMS, BENJAMIN PERCY ..	121, Greencroft Gardens, West Hampstead, N.W.
11	Sep. 1895	ADAIR, JOHN OLPHERT	Ballynoe, Tullow, Co. Carlow.
01	Oct. 1897	ADAM, THOMAS	27, Union Street, Glasgow.
85	Feb. 1884	ADAMS, HENRY, M.I.C.E., M.I.M.E.	60, Queen Victoria Street, E.C.
02	A. Oct. 1897 F. Nov. 1901	*ADDIE, JOHN HEATHCOTE.. ..	Estate Office, Powis Castle, Welshpool, Montgomeryshire.
44	Dec. 1888	ADDIE, PETER	City Valuers Department, The Exchange, Corn Street, Bristol
82	Feb. 1881	ADDIE, WILLIAM FORRESTER ..	Powis Castle Estate Office, Welshpool, Montgomeryshire.
02	A. Oct. 1896 F. Oct. 1900	*ADDISCOTT, HENRY HUGH	32, Craven Street, Charing Cross, W.C.
99	A. Jan. 1888 F. Jan. 1891	*†ADKIN, BENAIAH WHITLEY ..	82, Victoria Street, S.W.
44	A. Dec. 1881 F. Nov. 1886	ADKIN, CHARLES DUNCAN.. ..	Wantage and Abingdon, Berks.
02	Feb. 1899	AITKEN, JOHN MALCOLM	Castlemilk Estates Office, Norwood, Lockerbie, Dumfriesshire.
06	Oct. 1908	AITKENHEAD, WILLIAM	Roughlands, Carron, Stirlingshire.
83	Sep. 1895	ALEXANDER, HENRY GEORGE SAMUEL, COLONEL	Derrygally, Moy, Co. Tyrone.
07	Feb. 1908	ALLAN, ROBERT	Halfway House, Whitburn, N.B.
98	A. Oct. 1898 F. Apr. 1902	*ALLSEBROOK, ARTHUR, B.SC. (*Edin.*)	Link Elm, Malvern Link, Worcestershire.
03	A. Oct. 1896 F. Dec. 1902	*AMBLER, SYDNEY WOOD ..	Estate Office, Sandbeck Park, Tickhill, near Rotherham, Yorkshire.
07	Oct. 1905	AMON, HERBERT	H.M. Naval Establishment, Rosyth, near Inverkeithing, N.B.
03	A. Nov. 1892 F. Nov. 1893	*§AMOS, FRANK	3, The Parade, Canterbury, Kent.
94	Sep. 1895	ANDERSON, ALEX. CAREW.. ..	Ballymountain, Waterford.
02	Oct. 1897	ANDERSON, ROBERT	Property Agent, 95, Bath Street, Glasgow.
07	A. Jan. 1881 F. Mar. 1884	ANDERSON, ROBERT	The Barton, Cirencester.
05	Dec. 1889	ANDREW, THOMAS HAWKES ..	Northwood, Minehead, Somerset.
02	May 1890	ANDREWS, JOHN..	13, Basinghall Street, E.C.
02	A. Oct. 1898 F. Feb. 1900	*ANGEL, FRANCIS HOUGHTON ..	7, Wolseley Gardens, Gunnersbury, W.
04	A. Nov. 1889 F. Nov. 1892	*ANSCOMBE, ERNEST	County Buildings, College Court, Gloucester.
09	Oct. 1909	ANTHONY, ERNEST JOHN.. ..	95, Lower Leeson Street, Dublin.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3953	A. Oct. 1902 F. Sep. 1903	*APPLEBY, JOHN HENRY JAMES..	Corona, Chester Road, Northwood Middlesex.
4886	Oct. 1906	*APPS, BENJAMIN CHARLES.. ..	1, Bury Street, Guildford.
2649	A. Oct. 1894 F. Mar. 1896	*†§ARIS, JOHN WHITTON, M.A. (*Oxon*)	1, Cricklewood Broadway, Cricklewood N.W.
1133	Apr. 1884	ARMISTEAD, RICHARD, A.M.I.C.E.	10, Booth Street, Bradford, Yorkshi
3782	A. Oct. 1901 F. June 1912	*ARMSTRONG, ALBERT LESLIE ..	14, Swaledale Road, Sheffield.
3005	Jan. 1896	ARMSTRONG, ELLIOTT GRAHAM, B.A. (*Dublin*)	Rent Office, Ahascragh, Ballinaslo Co. Galway, Ireland.
5590	Oct. 1909	ARMSTRONG, REGINALD GRAVES	Estate Office, Shelton Abbey, Arklo Co. Wicklow.
791	Apr. 1882	ARMSTRONG, THOMAS JOHN ..	14, Hawthorn Terrace, Newcastle-o Tyne.
1730	Feb. 1890	ARMYTAGE, SIR GEORGE, BART.	Kirklees, Brighouse, Yorkshire.
3042	A. June 1896 F. Nov. 1900	*ARNO, SAMUEL	67, Dunsmure Road, Stamford Hill,
1505	Dec. 1888	ARNOLD, FRANCIS	Chilland, Winchester, and Hambledo Hants.
1280	A. Dec. 1885 F. Jan. 1896	*§ARNOTT, JOHN	Church Street, Woodbridge, Suffolk.
3075	A. Oct. 1896 F. Oct. 1898	*ASHENDEN, LEONARD THOMAS..	The Kent Fire Office, 29, Westgat Canterbury, Kent.
4898	A. Oct. 1906 F. Dec. 1911	*ASKWITH, ARTHUR	9, Mount Joy, Durham.
1750	A. Feb. 1890 F. July 1901	*†ASSITER, HARRY G.	9, John St., Adelphi, W.C., and The Wea House, Harrow Weald, Middlesex.
2151	Nov. 1891	AULT, EDWIN	47, Victoria Street, Westminster, S.V
3785	A. Oct. 1901 F. Oct. 1907	*AUSTIN, FRANK HOLMAN	Church Hill, Epping, Essex.
1408	A. Dec. 1887 F. Oct. 1891	*AUSTIN, RICHARD	Bishop's Waltham, Hants.
1878	A. Nov. 1890 F. May 1903	*AYLEN, CECIL HUGH	Huntingdon Lodge, Benhill Roa Sutton, Surrey.
1913	Jan. 1891	AYNSLEY, ROBERT JOHN	FencerHill, Gosforth, Newcastle-on-Ty
4598	Oct. 1905	BACON, FREDERICK JOSEPH ..	Rating Department, Treasury, S.W.
1915	Jan. 1891	BACON, HORACE	Attleborough, Norfolk.

† Special Sanitary Science Certificate.
‡ Special Forestry Certificate.

ip. do.	Date of Election and of Transfer.	FELLOWS.	Address.
40	A. Nov. 1868 F. Feb. 1887	BADCOCK, PHILIP..	4, Aldridge Road Villas, Westbourne Park, W.
.94	A. Oct. 1897 F. Nov. 1901	*BADDELEY, BERNARD BERESFORD	99, Gresham Street, E.C.
336	Oct. 1900	BAGOT, LEWIS BROWN, CAPTAIN	2, Woodhill Villas, Tivoli, Cork.
566	A. Oct. 1893 F. Feb. 1896	*BAILEY, LOUIS HEWITT	Mereside, White Knight's Road, Reading.
786	A. Oct. 1901 F. Sep. 1906	*BAILEY, PERCIVAL HENRY ASHBY	Valuers' Department, Prudential Chambers, Lichfield Street, Wolverhampton, Staffs.
057	May 1891	BAILEY, WILLIAM SMITH	4, Kirkgate, Newark-upon-Trent.
747	Sep. 1895	BAILLIE, JOHN ROBERT, COL. ..	Abercorn Estate Office, Strabane, Co. Tyrone.
153	Nov. 1891	BAINES, MATTHEW TALBOT, M.A. (*Cantab.*)	4, Whitehall Place, S.W.
599	Oct. 1905	BAKER, ERNEST JOHN..	36, Birch Grove, Acton, W.
748	Sep. 1895	BALDWIN, CHAMBRE CORCOR THOMAS	Ballyre, Killeagh, Co. Cork.
899	A. Oct. 1906 F. June 1912	*BALL, JAMES ROBERT	L. and N.W. Rly. Estate Department, Euston Station, N.W.
690	A. Jan. 1890 F. Dec. 1891	*BALL, WILLIAM ALFRED	2, Pall Mall East, Charing Cross, S.W.
954	A. Oct. 1902 F. Oct. 1909	*BAMFORD, WALTER HERBERT ..	Valuers' Department, Somerset House, W.C.
879	A. Nov. 1890 F. Nov. 1893	*BANCROFT, FREDERICK HERBERT	78, King Street, Manchester.
932	A. Oct. 1895 F. Feb. 1901	*§BANKS, FREDERICK STUART ANGUS	Lloyd's Bank Chambers, Leicester.
093	Oct. 1907	BANKS, JOHN WILLIAM	H.M. Office of Works, Storey's Gate, S.W.
606	Feb. 1881	BANNISTER, THOMAS	Limehurst, Hayward's Heath, Sussex.
129	A. Oct. 1903 F. June 1912	*BARE, ARNOLD EDWIN.. ..	Kingsgate House, 115, High Holborn, W.C.
123	Oct. 1903	*BARKER, CHARLES	96, Ladywell Road, Lewisham, S.E.
510	A. Oct. 1899 F. July 1901	*BARKER, FREDERICK GEORGE ..	Boldrewood, King Edward's Grove, Teddington, Middlesex.
504	A. Nov. 1892 F. Nov. 1898	*BARKER, GEOFFREY LIONEL ..	Teigngrace House, Teigngrace, Newton Abbot, Devonshire.
1985	Mar. 1891	BARKER, HORACE RICHARD ..	13, Lowndes Street, Belgravia, S.W.
1661	A. Dec. 1889 F. June 1891	*BARNES, GEORGE FREDERICK ..	New Square, Chesterfield, Derbyshire.
3129	Oct. 1911	*BARNES, HARRY	4, Summerhill Grove, Newcastle-on-Tyne
983	Dec. 1883	BARNES, JOHN WILLIAM JAMES	Albion Chambers, King St., Nottingham
3345	A. Oct. 1898 F. Oct. 1899	*BARNS, STEPHEN ALLEN	4, Adam Street, Adelphi, W.C.
5622	A. Oct. 1909 F. June 1911	*§BARR, JAMES	21, West George Street, Glasgow.
4881	Oct. 1906	BARRETT, JAMES	H.M. Office of Works, Storey's Gate, S.W.
2749	Sep. 1895	BARRINGTON, JOHN BEATTY ..	Barrington Street, Limerick.
2058	May 1891	BARTON, HARRY HOWELL.. ..	57, Sandgate Road, Folkestone, Kent.
2750	Sep. 1895	BARTON, HENRY DUPRE MALKIN	The Bush, Antrim, Ireland.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2562	Oct. 1893	Barton, Sir John George, c.b.	General Valuation and Boundary Surv Office, 6, Ely Place, Dublin.
3642	A. Oct. 1900 F. Nov. 1901	*Basley, Harold Pullam.. ..	163, North Street, Brighton.
1986	Mar. 1891	Batey, Henry Simpson	51, South King Street, Manchester.
726	Feb. 1882	Bath, Fred, f.r.i.b.a.	Crown Chambers, and Sandown Hous Church Fields, Salisbury.
1918	Jan. 1891	Bather, John T...	9, The Square, Shrewsbury.
2161	Nov. 1891	Batstone, Rowland Robert..	110, Cannon Street, E.C.
3789	A. Oct. 1901 F. June 1912	*Batterbury, Norman Boniface	4, Whitehall Place, S.W.
1580	Feb. 1889	Batterbury, Thomas, f.r.i.b.a.	329, High Holborn, W.C.
3346	A. Oct. 1898 F. Nov. 1901	*Baverstock, Harold Bridge..	Godalming, Surrey.
4364	A. Oct. 1904 F. Jan. 1908	*Baxendale, Frederick Giesen	27, Hawes Road, Bromley, Kent.
2481	Feb. 1892	Baxter, George	1, Frederick's Place, E.C.
5329	Feb. 1908	Baxter, John	243, St. Vincent Street, Glasgow.
3643	A. Oct. 1900 F. Oct. 1911	Baylis, Albert Edward ..	H.M. Office of Works, Storey's Gate, S
1881	A. Nov. 1890 F. Feb. 1898	*Beadel, Maurice Frederick..	97, Gresham Street, E.C.
2163	Nov. 1891	Beale, Robert J., a.r.i.b.a. ..	17, Old Queen Street, Westminster, S.W
5585	Oct. 1909	Beale, Sydney Benjamin ..	Sutton House, Brighton Road, Sutto Surrey.
2753	Sep. 1895	Beamish, William Henry ..	11, South Mall, Cork.
1282	A. Dec. 1885 F. Nov. 1889	*Beard, Edwin Thomas, m.i.c.e.	Hill House, Walmer, Kent.
4109	A. Feb. 1903 F. Jan. 1910	*Beasley, Thomas Calvert Platt	Harston, Grantham, Lincolnshire.
5821	Feb. 1910	Beattie, George Lennox ..	136, George Street, Edinburgh.
3292	Feb. 1898	Beattie, William Halden ..	40, Murrayfield Avenue, Edinburgh.
2164	Nov. 1891	Beck, Arthur Clement	Castle Rising, King's Lynn, Norfolk.
1457	Feb. 1888	Beck, Edward William	16, Bank Street, Norwich.
5591	Oct. 1909	Beckett, W. Frank	6, Clare Street, Dublin.
1561	Jan. 1889	Beckwith, Henry Langton ..	3, Cook Street, Liverpool.
4133	A. Oct. 1903 F. June 1910	*Beddall, Herbert Bowman, n.d.a.	11, Pydar Street, Truro.
959	A. May 1883 F. May 1887	*Bedells, Charles Herbert ..	6, John Street, Bedford Row, W.C.
2651	A. Oct. 1894 F. May 1903	*Beken, George Kingsnorth..	73, Moorgate Street, E.C.
1594	A. Feb. 1889 F. Dec. 1895	*Belcher, Edward John.. ..	Wantage, Berks.
3790	A. Oct. 1901 F. Nov. 1908	*Bell, Albert Henry..	99, Barcombe Avenue, Streatham Hil S.W.
3320	Oct. 1898	Bell, Andrew Walker.. ..	St. Margaret's Hall, Dunfermline.
5330	Feb. 1908	Bell, George	212, St. Vincent Street, Glasgow.
1458	Feb. 1888	Bell, Joseph Askew..	Rufford Estate Office, Ollerton, Nott
1662	A. Dec. 1889 F. Apr. 1894	*Bellingham, Archibald Turner	Seaford House, Belgrave Square, S.W
388	Mar. 1875	Bennett, Thomas Oatley ..	19, Richmond Road, Bayswater, W.
3343	A. Oct. 1898 F. Sep. 1904	*Berry, Charles Windsor ..	51, North John Street, Liverpool.

	Date of Election and of Transfer.	FELLOWS.	Address.
99	A. Oct. 1898 F. Nov. 1905	*Betenson, Frederic Roger ..	13, Great James St., Bedford Row, W.C.
84	Dec. 1883	Bettridge, Edward	28, Waterloo Street, Birmingham.
00	A. Oct. 1898 F. Oct. 1905	Bettridge, John Charles Lebon	Admiralty Works Department, H.M. Dockyard, Malta.
95	A. Nov. 1892 F. Oct. 1894	*Beven, Septimus	Moorfields Chambers, 95, Finsbury Pavement, E.C.
70	Mar. 1869	Bidwell, Chas., M.A. (*Cantab.*) (*Past-President*)	Ely, Cambridgeshire.
95	A. Feb. 1894 F. Feb. 1896	*Bidwell, John Evans, M.A. (*Cantab.*)	10, Barton Road, Cambridge.
97	A. Oct. 1897 F. May 1900	*Bidwell, Phillip Shelford ..	St. Mary's Street, Ely, Cambridgeshire.
12	Oct. 1911	Bigwood, Ernest J.	158, Edmund Street, Birmingham.
97	Oct. 1898	Billingham, John Alfred Lawrence, Captain	Royal Engineer Office, Western Heights, Dover.
97	Nov. 1891	Bilson, John, F.R.I.B.A.	23, Parliament Street, Hull, Yorkshire.
89	May 1891	Bingham, Alfred John	Nalder Hill House, Newbury, and 5, Bolton Street, Piccadilly, W.
99	Jan. 1891	Bingham, Frederick Henry..	5, Bolton Street, Piccadilly, W.
71	Oct. 1868	Binnie, Thomas	207, Hope Street, Glasgow.
71	Oct. 1898	Binnie, Thomas, Jun.	207, Hope Street, Glasgow.
94	A. Oct. 1895 F. Oct. 1900	*Birch, Francis Julian Laurence	Upper Bordean, Petersfield, Hampshire.
89	A. Oct. 1893 F. Apr. 1895	*Birch, Richard Elwyn, B.A. (*Cantab*).	Bryncelyn, St. Asaph, Flintshire.
80	A. Dec. 1886 F. Nov. 1889	*Birch, Walter de Hoghton..	Hoghton Estate Office, Walton Hall, Preston, Lancashire.
86	Nov. 1888	Bird, James Binfield	Kingswood, Sandown, Isle of Wight.
54	May 1884	Bird, Walter	24, Wynnstay Gardens, Kensington, W.
51	A. Jan. 1887 F. Feb. 1889	Birkett, Tom	Foxton House, Penrith, Cumberland.
30	Oct. 1911	*Biscoe, Francis Edwin ..	2, College Road, Harrow-on-the-Hill, Middlesex.
94	May 1890	Bishop, Charles..	Regent Circus, Swindon, Wilts.
93	Oct. 1893	*Blackbourn, Henry..	8, Claremont Road, Tunbridge Wells, and 14, John Street, Bloomsbury, W.C.
86	Dec. 1886	Blackford, Arthur	61 and 62, Chancery Lane, W.C.
54	Sep. 1895	Blackley, Travers Robert ..	Drumbar, Cavan, Ireland.
55	Feb. 1899	Blair, Alexander	30, George Square, Glasgow.
00	A. Oct. 1897 F. June 1898	*†Blake, Edwin Holmes	82, Victoria Street, S.W.
62	Mar. 1885	Blake, Frederick	46, Commercial Road, Portsmouth, Hants.
83	Feb. 1883	Blake, William John	45, High Street, Croydon, Surrey.
69	Nov. 1891	Blencowe, George	Bury St. Edmunds, Suffolk.
70	Nov. 1891	Bletsoe, Henry Hopkinson ..	Thrapston, Northamptonshire.
45	A. Oct. 1900 F. Nov. 1901	*Bliss, Thomas Cushway	106, Cheapside, E.C.

† Special Sanitary Science Certificate.

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1988	Mar. 1891	BLIZARD, JOHN HENRY, A.M.I.C.E.	Lansdowne House, Castle Lane Southampton.
511	A. May 1878 F. Mar. 1887	BLOSSE, EDWARD F. LYNCH ..	Charles Street Chambers, Cardiff, and Coytrehen Estate Office, Aberkenfig S.O., S. Wales.
2935	A. Oct. 1895 F. July 1905	*BLOUNT, EDWARD	4, Frederick's Place, E.C.
4139	A. Oct. 1903 F. Dec. 1910	*BLUNT, FRANCIS EDWARD.. ..	Valuation Department, Inland Revenue 12, St. John's Lane, Liverpool.
3154	A. Feb. 1897 F. May 1900	*BLUNT, MONTAGUE CECIL	33 and 34, Savile Row, W.
4372	A. Oct. 1904 F. Sep. 1905	*BODDINGTON, PERCY EDGAR ..	Inland Revenue, 51, Queen Street Exeter.
1882	A. Nov. 1890 F. Aug. 1893	*BODY, ARTHUR, A.R.I.B.A.	48, Corn Street, Bristol, and 12, Princes Square, Plymouth, Devon.
33)	Feb. 1874	BOLAM, CHARLES GODFREY ..	Dunchurch, Rugby, Warwickshire, and 82 and 83, Palace Chambers, S.W.
408	Dec. 1875	BOLDEN, JOHN LEONARD, M.A. (*Cantab.*)	28, Lansdowne Road, Holland Park, W.
5592	Oct. 1909	BOLTON, SAMUEL H.	34, Westland Row, Dublin.
2060	May 1891	BOND, DOUGLAS VALE	22, Surrey Street, Strand, W.C.
199	May 1869	BOND, ERASMUS	Broadlands, St. George's Avenue, Weybridge, Surrey.
3502	Oct. 1899	*BOOKER, FRANK WILLIAM.. ..	Valuer's Office, Inland Revenue Nottingham.
2653	A. Oct. 1894 F. Nov. 1895	*BOOTH, GILBERT WILLIAM.. ..	45 and 46, Chandos St., Charing Cross W.C.
1883	A. Nov. 1890 F. June 1891	*BOULTING, FREDERICK EDWARD	182, Oxford Street, W.
3647	A. Oct. 1900 F. June 1906	*BOURCHIER, CLAUD J...	Charleville Estate Office, Tullamore King's Co.
1795	May 1890	BOURNE, ROBERT ELLIOTT ..	Elwell, Totnes, Devon.
3201	A. Oct. 1897 F. Dec. 1902	*BOWDEN, HARRY..	Wilts and Dorset Bank Chambers, George Street, Plymouth.
2134	A. May 1891 F. Nov. 1899	*§BOWDEN, JOHN FRIENDSHIP ..	Bedford Chambers, Exeter.
2173	Nov. 1891	BOWDICH, JOHN	Canfield, Church End, Finchley, N.
1777	Apr. 1890	BOWDITCH, HENRY	103, George Street, Croydon.
1778	Apr. 1890	BOWLEY, JOHN CROSS..	25, Hyde Gardens, Eastbourne.
3185	Oct. 1897	BOXSHALL, HENRY EDWIN, MAJ.	Royal Engineer Office, Colombo, Ceylon
1685	Jan. 1890	BOYD, JOHN JERMYN..	Heath View, Weybridge, Surrey, and Estate Offices, Hamilton Place, W.
3961	A. Oct. 1902 F. May 1905	*§BOYTON, BERTRAM ALFRED ..	60, Coleman Street, E.C.
1325	Nov. 1886	BRACKETT, ARTHUR WILLIAM ..	27, High Street, Tunbridge Wells, Kent.
1884	A. Nov. 1890 F. May 1892	*BRACKETT, FREDERICK HENRY..	27, High Street, Tunbridge Wells, Kent.
870	Jan. 1883	BRACKETT, WILLIAM	27, High Street, Tunbridge Wells, Kent.

Pp. No.	Date of Election and of Transfer.	FELLOWS.	Address.
92	A. Oct. 1897 F. Apr. 1902	*Brackett, William Newbegin	Market Place, Retford, Nottinghamshire.
113	A. Oct. 1899 F. June 1912	*Bradshaw, Arthur George ..	Town Hall, Lancaster.
224	A. Dec. 1888 F. Nov. 1893	*Brady, Ralph Hollinshed ..	17, Warren Street, Stockport, Cheshire, and 42, John Dalton St., Manchester.
97	Dec. 1887	Brailsford, Henry	Park Nook, near Derby.
63	A. Oct. 1902 F. Apr. 1911	*Bramley, Francis Herbert ..	The White Building, Fitzalan Square, Sheffield.
141	Jan. 1888	Breach, Benjamin I'Anson..	29, Fleet Street, E.C.
64	A. Oct. 1902 F. Oct. 1909	*Brealey, Reginald Woodhouse	Daisy Bank, Leek, Staffordshire.
924	Oct. 1895	*Breeds, Arthur Owen	Portugal Street Buildings, 26, Portugal Street, Lincoln's Inn Fields, W.C.
76	Nov. 1891	Brereton, Thomas Bloomfield Sadleir	292, High Holborn, W.C.
606	Oct. 1909	*Bressey, Charles Herbert..	70 & 71, Bishopsgate Street Within, E.C.
921	Jan. 1891	Briant, Robert..	200, Kennington Park Road, S.E.
376	Oct. 1908	*Brickwell, Alfred James ..	Surveyor's Office, Great Northern Railway, King's Cross, N.
758	Sep. 1895	Bridge, Henry Powell	Racket Hall, Roscrea, Tipperary.
370	Feb. 1887	Bridgford, Ernest James ..	65, King Street, Manchester.
348	A. Oct. 1900 F. Jan. 1911	*§Brierley, Hugh Colley ..	City Surveyor's Office, Town Hall, Manchester.
341	Oct. 1904	*Briggs, Arthur..	9, Albert Square, Manchester.
080	A. Oct. 1896 F. Feb. 1900	*Brighton, George Lawrence	21, Queen Anne's Gate, Westminster, S.W.
506	A. Nov. 1892 F. Jan. 1896	*Brinkworth, Robert Edwin..	16, Old Bond St., Bath, Somersetshire, and Chippenham, Wiltshire.
655	A. Oct. 1894 F. Mar. 1899	*Brinsley, Herbert George William	30 and 31, New Bridge Street, E.C.
141	A. Oct. 1903 F. Oct. 1909	*Broadbent, William	Hopwood, Horsforth, near Leeds.
759	Sep. 1895	Broadley, Edward Barry, Major	73, South Mall, Cork.
177	Nov. 1891	Brocklebank, John	58A, Yorkshire Street, Rochdale, Lancashire, and Todmorden, Yorkshire.
178	Nov. 1891	Brodrick, Frederick Stead ..	York Chambers, Lowgate, Hull.
377	A. Oct. 1904 F. Nov. 1909	*Brook, Harry	59 & 60, West Stockwell St., Colchester.
990	Mar. 1891	Brooks, Charles William, A.R.I.B.A.	Vernon House, Sicilian Avenue, Bloomsbury Square, W.C.
938	A. Oct. 1895 F. Nov. 1897	*Brooks, John McMullen.. ..	4, Queen Victoria Street, E.C.
939	A. Oct. 1895 F. Mar. 1899	*Brooks, Philip Fuller	4, Queen Victoria Street, E.C.
834	Nov. 1890	Broster, Robert Buck	Craven Bank Chambers, North Street, Keighley, Yorkshire.
2135	A. May 1891 F. May 1893	*Brown, Alexander Burnett..	Lennox House, Norfolk Street, Strand, W.C.

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3353	A. Oct. 1898 F. Mar. 1903	*Brown, Arthur Allen	83, High Street, Croydon, Surrey.
3456	Feb. 1889	Brown, Charles	Kerse Estate Office, Falkirk, Stirlingsh
1500	Nov. 1888	Brown, Frank John..	Tring, Herts.
2507	A. Nov. 1892 F. Jan. 1899	*Brown, George Turville ..	11, Little College St., Westminster, S.W
5094	Oct. 1907	*Brown, Reginald, A.M.I.C.E. ..	Osterley, Longford Avenue, Southa Middlesex.
2061	May 1891	Brown, William	63, John Street, Glasgow.
4379	A. Oct. 1904 F. June 1911	*Brown, William Ernest.. ..	39, Pepper Street, Chester.
3967	A. Oct. 1902 F. Jan. 1904	*Brown, William Henry.. ..	40, Fawnbrake Avenue, Herne Hill, S. and 19, Craven Street, Strand, W.
2761	Sep. 1895	Browne, Ernest H... ..	Brookfield, Tullamore, King's Count
1142	A. Apr. 1884 F. Apr. 1890	Browne, Flint	30, Watling Street, E.C.
2763	Sep. 1895	Brownlow, Claude	Estate Office, Coolderry, Carrickmacro Co. Monaghan.
1046	A. Jan. 1884 F. Mar. 1890	Bruce, Robert Knight	5, Essex Villas, Camden Hill, W.
3945	Oct. 1902	Brunicardi, Dominic N.	Valuation Office, 6, Ely Place, Dubli
3517	A. Oct. 1899 F. June 1909	*Bruton, Basil Vassar	Albion Chambers, King Street, Glouces
2482	Feb. 1892	Bruton, Henry William.. ..	Albion Chambers, Gloucester.
3500	Oct. 1899	Bryant, George Herbert, Capt.	Royal Engineer Office, Malta.
1291	Jan. 1886	Brydon, Robert	The Dene, Seaham Harbour, Durhan
1542	Jan. 1889	Buck, Herbert Wilson	Pierpoint Street, Worcester.
1284	A. Dec. 1885 F. Jan. 1889	*Buckland, Alfred Virgoe ..	8, Frederick's Place, Old Jewry, E.C.
270	Dec. 1871	Buckland, Frank Bowry ..	Windsor, Berks.
1684	Jan. 1890	Buckland, Henry Duneau ..	4, Bloomsbury Sq., W.C., and Windso
2136	A. May 1891 F. Oct. 1894	*Buckland, Sidney Crawford..	4, Bloomsbury Square, W.C., an Windsor, Berks.
1835	Nov. 1890	Buckley, George	Tower Chambers, Halifax, Yorkshir
2182	Nov. 1891	Bull, Walter	35, Old Jewry, E.C.
4641	A. Oct. 1905 F. Dec. 1911	*Burge, James Thomas	Valuation Office, 6, Ely Place, Dublin
3203	A. Oct. 1897 F. Nov. 1900	*Burgess, Henry Herbert Philip	c.o. United Kingdom Provident Institu tion, 196, Strand, W.C.
2764	Sep. 1895	Burke, Henry Anthony.. ..	Drumkeen, Ballinamallard, Co. Fer managh.
6439	Feb. 1912	Burke, Martin Joseph.. ..	H.M. Office of Works, Dublin.
2765	Sep. 1895	Burke, William Creaghe ..	Cloonee, Ballinrobe, Co. Mayo.
4925	A. Oct. 1906 F. Apr. 1911	*†Burkett-Smith, Cecil Sydney	31, St. Mary Abbott's Terrace, Kensing ton, W.
1796	May 1890	Burmester, John William Stanley, F.R.I.B.A.	13, Queen Anne's Gate, Westminster, S.W
4642	A. Oct. 1905 F. Jan. 1912	*Burn, Joseph	Prudential Assurance Company, 14 Holborn Bars, E.C.
2183	Nov. 1891	Burnet, Frank	180, Hope Street, Glasgow.

† Special Sanitary Science Certificate.

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97	May 1890	BURNETT, ALFRED ANDREW ..	2, High Street, Southampton, and Shawford, Hants.
35	Dec. 1881	BURNETT, SIR DAVID	99, Gresham Street, E.C.
25	May 1889	‡BURNETT, GEORGE JOHN MULCASTER, M.A. (*Cantab.*)	Elstree Cottage, Elstree, Herts.
38	A. Oct. 1902 F. Sep. 1904	*BURNETT, JOHN	Gopsall, Atherstone, Warwickshire.
55	C.F. June'96 F. June 1897	BURNS, GAVIN JAMES, B.SC. (*Lond.*)	Building Works Department, Royal Arsenal, Woolwich, Kent.
00	A. Feb. 1904 F. Feb. 1906	BURR, EDMUND JOHN..	5, Queen Square, Bloomsbury, W.C.
65	A. Oct. 1900 F. Dec. 1901	*†BURR, HARRY	Estate Office, Letchworth, near Hitchin, Hertfordshire.
95	A. Oct. 1898 F. Jun. 1904	*BURROUGHES, CHARLES FITZPATRICK	Estate Office, Quidenham, Attleborough, Norfolk.
99	Feb. 1875	BURROUGHES, THOMAS HENRY..	37, Lincoln's Inn Fields, W.C., and 16, Lower Berkeley Street, W.
02	A. Dec. 1886 F. Jan. 1890	*BURROWS, ALFRED JOHN	41, Bank Street, Ashford, Kent.
06	Dec. 1884	BURTENSHAW, ALBERT	Hailsham, Sussex.
06	A. Oct. 1898 F. July 1901	*BURTENSHAW, ALBERT KING..	Hailsham, Sussex.
00	A. Oct. 1895 F. Jan. 1897	*BURTON, AMOS, A.M.I.C.E... ..	Borough Engineer, Town Hall, Stoke-upon-Trent, Staffordshire.
07	A. Oct. 1898 F. Sep. 1902	*BURTON, REGINALD ROBERT ..	London County Council, Spring Gardens, S.W.
14	Oct. 1909	BURY, JOSHUA	8, John Dalton Street, Manchester.
01	A. Dec. 1887 F. May 1891	*BUSHELL, HENRY	33, New Bridge Street, E.C.
07	A. Oct. 1894 F. Nov. 1899	*BUTLER, ALBERT ERNEST.. ..	28, Broad Street, Wokingham, Berkshire.
05	A. Oct. 1897 F. May 1900	*BUTLER, CHARLES	18, Queen Street, Huddersfield, Yorkshire.
96	Sep. 1895	BUTLER, WALTER SELBY	Green Mount, Castle Bellingham, Co. Louth.
	A. Oct. 1901 F. Nov. 1906	*CABLE, CHARLES VINCENT.. ..	The Turret, Hartley Wintney, Hampshire.
	Nov. 1891	CABLE, JAMES M., A.R.I.B.A. ..	56, Ludgate Hill, E.

† Special Sanitary Science Certificate.

‡ Special Forestry Certificate.

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1638	Dec. 1889	CÆSAR, CHARLES EDWARD ..	105, Tooley Street, Southwark, S.E.
2185	Nov. 1891	CALVERT, ARTHUR RICHARD ..	18, Low Pavement, Nottingham.
5331	Feb. 1908	CAMERON, ANGUS..	Benmore, Kilmun, Argyllshire.
2942	A. Oct. 1895 F. Dec. 1896	*CAMPBELL, HUGH BRUCE	Brooklands, Leamington, Warwickshire
4110	A. Feb. 1903 F. Sep. 1904	*CANCH, THOMAS RICHARD.. ..	3, Greenbank Crescent, Morningside Edinburgh.
3969	A. Oct. 1902 F. Dec. 1904	*CANDY, WALTER EMMANUEL ..	Encombe, Wareham, Dorset.
1377	Mar. 1887	CANNING, WILLIAM BROWNE ..	Salisbury, Wiltshire.
6131	Oct. 1911	*CANTLAY, ROBERT WILLIAM ..	45, Finsbury Square, E.C.
2659	A. Oct. 1894 F. Jan. 1899	*CARNELL, SYDNEY GEORGE ..	Glencairn, St. Stephen's, Launceston.
800	A. Apr. 1882 F. Jan. 1883	CARPENTER, EVAN GEORGE ..	4, Wellesley Court Road, Croydon.
2769	Sep. 1895	CARSON, WILLIAM B.	Broomfield, Malahide, Co. Dublin.
2943	A. Oct. 1895 F. Nov. 1898	*CARTWRIGHT, ALFRED STOTT ..	Council Office, Wilmslow, Cheshire.
2188	Nov. 1891	CARTWRIGHT, JOSHUA, M.I.C.E...	21, Parsons Lane, Bury, Lancashire.
1991	Mar. 1891	CASTELL, CHARLES SMITH	2, Pont Street, Belgrave Square, S.W.
1603	Mar. 1889	CASTLE, ARTHUR..	11, King Edward Street, Oxford.
1201	A. May 1884 F. Nov. 1887	CASTLE, SYDNEY CHARLES COURTENAY, A.I.C.E.	37, Outer Temple, 222, Strand, W.C. and St. Aubyn's Close, Whitworth Road, South Norwood, S.E.
278	Mar. 1872	CASTLE, WILLIAM HENRY BALDWIN	40, Chancery Lane, W.C.
362	Jan. 1875	CAVE, HENRY H.	Estate Office, Rugby, Warwickshire
1480	Apr. 1888	CAVE, THOMAS NEWMAN	Horton, Northamptonshire.
1836	Nov. 1890	CHALK, HENRY PHILIP	Linton, Cambridgeshire.
3155	A. Feb. 1897 F. June 1899	*CHAMBERLAIN, GEORGE ARTHUR RADDON	Whitegates, Enville, near Stourbridge Worcestershire.
2660	A. Oct. 1894 F. Feb. 1896	*§CHAMBERS, THEODORE GERVASE	7, North Street, Westminster, S.W.
2770	Sep. 1895	CHAMBRÉ, C. B. M.	Northland Row, Dungannon, Co. Tyron
4609	Oct. 1905	*CHAMPION, PHILIP	The Downs, Darenth, Dartford, Kent
219	Jan. 1870	CHANCELLOR, FRED, F.R.I.B.A...	Chelmsford, Essex.
3972	A. Oct. 1902 F. June 1908	*CHANDLER, JOHN	Valuer's Office, 1, Alexandra Villas Finsbury Park, N.
3147	Feb. 1897	CHAPMAN, GEORGE JAMES, CAPT.	
4882	Oct. 1906	CHAPPELL, FRANK RICHARDSON	H.M. Office of Works, S.W., and 153 Stapleton Hall Road, Stroud Green, N
5377	Oct. 1908	*CHARLES, ARTHUR	Noseley Estate, Billesdon, Leicester.
1800	May 1890	CHARLES, RICHARD STAFFORD ..	Pinners Hall, Austin Friars, E.C.
3016	A. Jan. 1896 F. Nov. 1901	*†CHART, CHRISTOPHER	Union Bank Chambers, Croydon.
1768	Mar. 1890	CHART, ROBERT MASTERS	The Vestry Hall, Mitcham, Surrey.
2190	Nov. 1891	CHASEMORE, PHILIP	Ashleigh, Horsham, Sussex.

† Special Sanitary Science Certificate.

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A. Oct. 1898 F. Nov. 1901	*Chattell, Francis Loriot ..	Lower Camden, Chislehurst, Kent.
Sep. 1895	Chatterton, Robert Smith ..	Belmont, Raheney, Co. Dublin.
Oct. 1910	*Cheeke, William Alexander	Lincoln Chambers, Lincoln Place, Dublin.
A. Dec. 1888 F. Oct. 1910	Cheney, Edwin John, M.A., M.R.A.C.	4, Whitehall Place, S.W.
A. Oct. 1898 F. June 1904	*Chesterton, Frank Sidney ..	52 and 53, Cheapside, E.C.
A. Oct. 1900 F. Dec. 1904	*Chesterton, Sidney James ..	116, Kensington High Street, W.
Mar. 1890	Chesterton, Sidney Rawlins ..	116, Kensington High Street, W.
Mar. 1891	Cheston, Horace, F.R.I.B.A. ..	3, Tudor Street, E.C., and Avondale, Wakehurst Road, West Side, Clapham Common, S.W.
Nov. 1891	Chetwood, Stephen	Waltham Abbey, Essex.
Nov. 1891	Chew, Henry Victor	Prospect House, Tom Throws, Hawkhurst, Kent.
A. Oct. 1899 F. Oct. 1900	*Chichester, Richard Herbert	Upton-on-Severn, Worcestershire.
Feb. 1890	Child, Fred	65 and 66, Chancery Lane, W.C., and 1, Station Road, New Barnet, Hertfordshire.
Oct. 1896	Child, Henry John, Major ..	Royal Engineer Office, Tidworth, Wilts.
July 1868	Chinnock, Frederick George (*Member of Council*)	11, Waterloo Place, S.W.
A. Feb. 1884 F. June 1891	Christy, Archibald Ernest ..	12, Great St. Helens, E.C.
C.F. Oct. '96 F. Apr. 1904	Clancey, John Charles, I.S.O., K.I.H.	3, Windsor Road, Cantonments, Rangoon, Burma.
Jan. 1887	Clare, Edward Lovell	37, Park Square, Leeds, Yorkshire, 57, Moorfields, Liverpool, & St. Stephen's House, Victoria Embankment, S.W.
A. Oct. 1910 F. Oct. 1911	*Clark, Alfred Henry	4, Adelphi Terrace, W.C.
A. Oct. 1903 F. Jan. 1909	*Clark, Hudson Owen	Survey Department, Colombo, Ceylon.
Feb. 1892	Clark, John McClare (*Member of Council*)	Haltwhistle & Hexham, Northumberland.
Dec. 1889	Clark, Nathaniel	Tanfield Hall, Tantobie, S.O., Co. Durham.
A. Oct. 1898 F. July 1905	*Clark, Nathaniel, Jun.	Tanfield Hall, Tantobie, S.O., Co. Durham.
Jan. 1882	Clark, Samuel	8, New Cavendish Street, W.
May 1890	Clarke, Christopher	Charlcot, Bedale, Yorkshire.
A. Oct. 1900 F. July 1901	*Clarke, Ernest Seymour ..	2, Lancaster Place, Strand, W.C.
Mar. 1891	Clarke, George Ernest	12, Coleman Street, E.C.
A. Jan. 1884 F. Jan. 1886	Clarke, Howard Chatfeild, F.R.I.B.A. (*Vice-President*) ..	102, Bishopsgate, E.C.
Dec. 1888	Clarke, John William	Guisborough, Yorkshire.
A. Dec. 1883 F. Nov. 1889	Clarke, Percy Henry	2, Lancaster Place, W.C.

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1924	Jan. 1891	CLARKE, STANLEY CHATFEILD	7, Camomile Street, E.C.
2194	Nov. 1891	CLARKSON, JOHN, F.R.I.B.A. ..	Ormond Chambers, 28, Great Ormon Street, W.C.
1837	Nov. 1890	CLARKSON, WILLIAM	136, High Street, Poplar, E.
3210	A. Oct. 1897 F. Oct. 1900	*CLARKSON, WILLIAM, JUN... ..	9 and 10, Fenchurch Street, E.C., 13 High Street, Poplar, E., and 9, Va kyrie Road, Westcliff-on-Sea, Esse
4389	A. Oct. 1904 F. May 1910	*CLAY, WILLIAM HENRY CHRISTY, A.M.I.C.E.	Estate Office, Midland Railway, Derb
5593	Oct. 1909	CLAYTON, JOHN GRAVES	24, Nassau Street, Dublin.
4148	A. Oct. 1905 F. June 1911	*§CLEMENTS, CYRIL JOHN	11, Park Avenue, Mansfield, Notts.
1686	Jan. 1890	CLIFTON, JAMES EDWARD, F.R.I.B.A.	Swanage, Dorset.
1122	A. Mar. 1884 F. Jan. 1889	CLIFTON, WILLIAM EDWARD, F.R.I.B.A.	7, East India Avenue, Leadenha Street, E.C.
1310	Mar. 1886	CLOUGH-TAYLOR, HORACE GEO.	39, Friar Lane, Leicester.
78	A. July 1868 F. May 1875	CLUTTON, JOHN HENRY	5, Great College Street, Westminst Abbey, S.W.
61	A. July 1868 F. Apr. 1874	CLUTTON, RALPH	5, Great College Street, Westminst Abbey, S.W.
221	A. Jan. 1870 F. Dec. 1875	CLUTTON, RALPH WILLIAM.. ..	Hartswood, Reigate, Surrey.
1285	A. Dec. 1885 F. May 1894	*COALES, HERBERT GEORGE, A.M.I.C.E.	Local Board Offices, Market Harborou
4140	A. Oct. 1903 F. Oct. 1907	*COATES, PERCY BREVITT	Fairholme, North Curry, Taunton.
3973	A. Oct. 1902 F. Jan. 1908	*COBB, HENRY FREDERICK.. ..	Higham, Kent.
713	Jan. 1882	COBB, HERBERT MANSFIELD ..	Higham, Kent, and 61 & 62, Lincoln Inn Fields, W.C.
3807	A. Oct. 1901 F. Nov. 1907	*COBB, ROBERT	Borstal Lodge, Rochester, Kent.
3661	A. Oct. 1900 F. July 1901	*COCHRANE, WILLIAM JAMES ..	15, Thornhill Terrace, Sunderlan Durham.
2196	Nov. 1891	COCKS, SAMUEL ROGER	5, St. Thomas' St., Ryde, Isle of Wigh
3365 4601	A. Oct. 1898 F. Oct. 1905	COLE, FRANCIS JOSEPH	Director of Works Departmer Admiralty, Northumberland Avenu W.C.
3976	A. Oct. 1902 F. Nov. 1908	*COLE, HERBERT COVINGTON ..	H.M. War Office, Whitehall, S.W.
3810	A. Oct. 1901 F. June 1911	*COLES, JAMES HATCH..	Valuer's Department, 392, High Stre Rochester, Kent.
1839	Nov. 1890	COLES, SAMUEL HOOD COWPER	Parsonage Farm House, East Garstc Lambourn, Berks.
5842	Oct. 1910	*COLES, WALTER GEORGE	Board of Agriculture for Scotland, 1 George Street, Edinburgh.
769	A. Feb. 1882 F. Feb. 1884	COLGATE, THOMAS	Tide Mill House, Bishopstone, Lew Sussex.
1202	A. May 1884 F. Oct. 1911	*COLLIER, ARTHUR CHARLES ..	5, Lancaster Place, Wellington Stre Strand, W.C.

p. o.	Date of Election and of Transfer.	FELLOWS.	Address.
3	Oct. 1910	*Collier, Henry Hewett ..	69, Fleet Street E.C.
4	A. Dec. 1887 F. Feb. 1891	Collingham, John Cyril Lees	6, Mount Street, W.
6	Oct. 1909	Collins, Herbert William ..	H.M. Office of Works, Storey's Gate, S.W.
6	A. Dec. 1882 F. Jan. 1891	Collins, Marcus E.	61, Old Broad Street, E.C.
25	Jan. 1891	Colyer, Frederick, M.I.C.E. ..	Cromwell Lodge, West Street, Ryde, Isle of Wight.
2	May 1891	Commin, Frederick James ..	5, Victoria Street, S.W.
6	Jan. 1891	Conder, Alfred, F.R.I.B.A. ..	Palace Chambers, 9, Bridge Street, S.W.
4	Oct. 1907	Connor, George Harry Adams	Estates Office, Longniddry, N.B.
7	Oct. 1908	Constable, George William ..	Traquair Estate Office, Innerleithen, N.B.
3	Oct. 1904	*Cook, Frederic William.. ..	London County Council, 9, Spring Gardens, S.W.
4	Jan. 1889	Cooke, Henry	Whittlebury, Antrim Street, Hampstead, N.W.
7	Oct. 1902	*Coope, Samuel	65, Bolton Road, Farnworth, Lancashire.
8	Oct. 1902	*Cooper, Arthur John	21, Creighton Road, South Ealing, W.
2	May 1884	Cooper, Arthur Leslie	17, Friar Street, Reading.
4	A. Oct. 1900 F. Nov. 1907	*Cooper, George Augustus ..	24, Stone Street, Maidstone.
3	A Oct. 1901 F. July 1905	*Cooper, Harry Thomas	59, George Street, Portman Square, W.
4	Oct. 1909	Cooper, James Alexander ..	Lissadell Estate Office, Co. Sligo.
5	Jan. 1882	Cooper, John Groves	Bideford, Devon.
2	Oct. 1911	*Cooper, John Osbert	Camberley, Surrey.
7	Jan. 1891	Cooper, John Robert	35, Old Jewry, E.C., and Queen's Lodge, West End Lane, West Hampstead, N.W.
1	Feb. 1906	Cooper, Stanley	17, Friar Street, Reading.
2	Sep. 1895	Coote, Stanley Victor, M.A. (*Oxon*).	Kensington Palace Mansions, W.
3	A. Jan. 1891 F. Jan. 1895	*Cope, Henry James	Adelphi Chambers, 7, John Street, Strand, W.C.
'	Mar. 1889	Corbett, Edwin Wortley Montagu	Bute Estate Office, Castle St., Cardiff.
3	A. Oct. 1900 F. Sep. 1905	*Corbett, John Rooke, M.A. (*Cantab.*)	2, Spring Bank, Marple, Cheshire.
:	Nov. 1891	Corby, Joseph Boothroyd ..	15, All Saints' Place, Stamford, Lincolnshire.
3	A. Nov. 1891 F. May 1892	*Corderoy, Athelstane	Endgate, Tiverton, Devon.
	Feb. 1889	Corderoy, George	21, Queen Anne's Gate, S.W.
	Oct. 1898	*Cotterell, Albert Player Isaac, M.I.C.E.	Scottish Buildings, 28, Baldwin Street, Bristol.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
926	A. Apr. 1883 F. Nov. 1889	COUCHMAN, HENRY BOTELER ..	Moor Park Estate Office, Rickmans worth, Herts.
934	Apr. 1883	COUCHMAN, ROBERT EDWARD ..	75, New Street, Birmingham.
6133	Oct. 1911	*COULSON, RICHARD	St. James's Gate, Dublin.
556	Jan. 1880	COVERDALE, FREDERICK JOHN ..	Ingatestone Hall, Essex.
728	Feb. 1882	COVERDALE, HENRY	The Duke of Norfolk's Estates Offic Sheffield, Yorkshire.
1840	Nov. 1890	COWGILL, BRIAN BOLLANS HIRD	13A, Piece Hall Yard, Bradford.
3214	A. Oct. 1897 F. Nov. 1900	*COWPER, WILLIAM SHAPLAND ..	81, High Street, Sittingbourne, Kent.
5844	Oct. 1910	*COX, ARTHUR LAURENCE	45, Darley Street, Bradford.
1732	Feb. 1890	COX, EDWARD SAMUEL	3, New Street, York.
3087	A. Oct. 1896 F. May 1900	*COX, WALTER THEODORE ..	Holmbury, Bower Mount Roa Maidstone.
3977	A. Oct. 1902 F. Jan. 1910	*CRABTREE, PERCY	District Valuer's Office, York Building Commercial Street, Halifax.
6134	Oct. 1911	*CRACKNELL, JOHN GIBSON	41, Heath Street, Hampstead, N.W.
3525	A. Oct. 1899 F. Oct. 1907	*CRAGG, GEORGE EDWIN	Cayley Estate Office, Colwyn Ba Denbighshire.
3526	A. Oct. 1899 F. Sep. 1903	*CRAMPTON, ARTHUR WESLEY ..	Leyton Avenue, Mansfield, Nottin hamshire.
2204	Nov. 1891	CRANFIELD, WILLIAM BATHGATE	6, Poultry, E.C.
961	A. May 1883 F. Nov. 1888	CRAWTER, JOHN	White House, Claygate, Surrey.
3215	A. Oct. 1897 F. May 1899	*CRESWELL, WILLIAM THOMAS, LIC.R.I.B.A.	11, Victoria St., S.W., and Carshalto Surrey.
2455	A. Nov. 1891 F. Jan. 1896	*CRIER, JOHN THOMAS	4, Bedford Park Road, St. Alba Hertfordshire.
5424	A. Oct. 1908 F. Oct. 1909	*CRISP, GEORGE FREDERICK ..	County Buildings, Westgate Stre Gloucester.
608	A. Feb. 1881 F. Feb. 1890	CROFTS, EWAN NEVILE	Caythorpe, Grantham, Lincolnshire.
3310	A. Feb. 1898 F. July 1902	*CRONK, CHARLES TYLEE	Sevenoaks, Kent.
730	Feb. 1882	CRONK, EDWYN EVANS	12, Pall Mall, S.W., and Sevenoaks, K
731	Feb. 1882	CRONK, FRANK	12, Pall Mall, S.W., and Sevenoaks, K
871	Jan. 1883	CRONK, WILLIAM HENRY	Sevenoaks, Kent.
5139	A. Oct. 1907 F. May 1910	*CROPPER, RICHARD BLAYLOCK	12, St. John's Lane, Liverpool.
2138	A. May 1891 F. May 1898	*CROSS, ARNOLD CHARLES MARTIN	28, Victoria Street, S.W.
4124	Oct. 1903	*CROSS, ARTHUR GEORGE	Caxton House, Tothill Street, W minster, S.W.
754	Mar. 1890	CROSS, WILLIAM HASLAM	77, King Street, Manchester.
5141	A. Oct. 1907 F. Oct. 1909	*CROZIER, HARRY WILLIAM ..	Bengeo, Hertford.
2208	Nov. 1891	CRUWYS, ROBERT	51, Upper Tulse Hill, S.W.
5428	A. Oct. 1908 F. Dec. 1911	*CULE, EDWARD IVOR	Aughton Chambers, 7, Moorfields, Liverpool.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
768	A. Feb. 1901 F. May 1909	*Cullen, Felix Victor	6, Mortimer Street, W.
368	A. Oct. 1898 F. Dec. 1899	*Culverhouse, Cecil Goldar Fearn	25, Gloucester Place, Brighton.
928	Jan. 1891	Cumberland, Edward Anthony	Luton and Leighton Buzzard, Bedfordshire.
1155	A. Oct. 1903 F. Nov. 1908	*Cundy, Henry I.	Nottingham Estate Office, Prince Regent's Lane, Custom House, E.
458	Feb. 1899	Cunningham, Robert	Branxholme, Hawick, Roxburghshire, N.B.
656	Jan. 1889	Currey, Percivall, F.R.I.B.A. (*Honorary Secretary*)	37, Norfolk Street, W.C.
1135	Oct. 1911	*Currie, Arthur Lorimer ..	192, Ledard Road, Langside, Glasgow.
381	Mar. 1887	Curry, Henry John..	136, High St., Stockton-on-Tees, Durham
581	Dec. 1880	Curtis, Charles Edward ..	Woodlands, Brockenhurst, Hants.
483	Apr. 1877	Curtis, Robert Leabon	11 and 12, Finsbury Square, E.C.
529	A. Oct. 1899 F. Nov. 1903	*Cutler, George Alfred.. ..	8, Bruton Street, Berkeley Square, W.
209	Nov. 1891	Cuxson, George Austin Pryce, A.R.I.B.A.	5, Duke Street, Adelphi, W.C., and Mead House, Chislehurst Common, Kent.
217	A. Oct. 1897 F. July 1905	*Dadd, Charles John Thomas ..	Architects' Department, L.C.C., Spring Gardens, S.W.
399	A. Oct. 1904 F. June 1909	*Dadson, Reginald Thornton	2, John Street, Bedford Row, W.C.
930	A. Feb. 1902 F. Feb. 1908	*Dalgliesh, Christopher	57, Albion Place, Reading.
218	A. Oct. 1897 F. Feb. 1901	*Dangerfield, Thomas Samuel	19 and 20, Holborn Viaduct, E.C.
816	A. Oct. 1901 F. Jan. 1909	*§Daniell, Frederick Stanley..	Head Gate, Colchester.
732	Feb. 1882	Dann, Henry	Dartford, Kent.
531	A. Oct. 1899 F. Nov. 1903	*Dann, Henry, Jun.	3, Spital Street, Dartford, Kent.
366	A. Dec. 1889 F. Apr. 1891	*Darch, John..	55, West Side, Wandsworth Common, S.W
778	Sep. 1895	Darley, Edmund Sanders ..	5, College Green, Dublin.
907	A. Feb. 1883 F. May 1891	Dash, Roland Ashford	Valuer's Department, Somerset House, W.C., and Oxshott, Surrey.
369	A. Oct. 1900 F. July 1901	*Daubney, Charles Archibald, A.R.I.B.A.	84, Lower Road, Rotherhithe, S.E.
401	A. Oct. 1904 F. Jan. 1912	*Davey, John	The Nook, Vanbrugh Fields, Blackheath, S.E.
348	A. Dec. 1882 F. Nov. 1890	David, Edmund Ussher	4, Park Place, Cardiff, Glamorganshire.
370	A. Oct. 1900 F. July 1905	*Davidge, William Robert, A.M.I.C.E., A.R.I.B.A.	District Surveyor, Bank House, 95, High Street, Lewisham, S.E.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3460	Feb. 1899	DAVIDSON, CHARLES	Terrace Buildings, Paisley, Renfrewshire
3176	Oct. 1897	DAVIDSON, JAMES INGLIS (*Member of Council*)	Saughton Mains, Corstorphine, Midlothian.
6136	Oct. 1911	*DAVIE, ALEXANDER	70, Wellington Chambers, Ayr.
2575	A. Oct. 1893 F. Mar. 1896	*§DAVIES, CYRIL FROODVALE ..	Hafdre, Llanwrtyd Wells, Brecknockshire.
2512	A. Nov. 1892 F. Oct. 1894	*DAVIES, DAVID THOMAS	33, Park Place, Cardiff.
5378	Oct. 1908	*DAVIES, HORACE FRANCIS, A.R.I.B.A.	6, Stanley Place, Chester.
300	Feb. 1873	DAVIES, JOHN MORGAN	Froodvale, Llanwrda, South Wales.
4402	A. Oct. 1904 F. Nov. 1908	*DAVIES, JOHN NICHOLLS	Carim, Estella Avenue, West Barnes Lan New Malden, Surrey.
2212	Nov. 1891	DAVIS, ALFRED THOMAS, A.M.I.C.E	Shirehall, Shrewsbury.
1996	Mar. 1891	DAVIS, CHARLES EDWARD, B.A. (*London*)	Wroxton Estate Office, near Banbury Oxon.
780	A. Mar. 1882 F. Nov. 1889	DAVIS, CHARLES JAMES	32, Strand, W.C.
897	Feb. 1883	DAW, WILLIAM HERBERT ..	12, Old Jewry Chambers, Old Jewry, E.C
5095	Oct. 1907	*DAWSON, CHARLES FORD	Public Offices, Barking.
3370	A. Oct. 1898 F. Oct. 1900	*DAWSON, GEORGE CROSBIE ..	19, Priory Row, Coventry, Warwickshire
6137	Oct. 1911	*DAWSON, ROBERT ALEXANDER	The Farm, Gordon Castle, Fochabers
1642	Dec. 1889	DAY, GEORGE CARLETON	Estate Office, Woodbridge, Shaftesbury Dorset.
1009	A. Dec. 1883 F. Nov. 1887	*DAY, WILLIAM	High Street, Maidstone, Kent.
3818	A. Oct. 1901 F. Apr. 1911	*DEACON, STANLEY MARCUS ..	The Croft, Brownlow Road, Croydon.
683	Jan. 1882	DEACON, THOMAS MARK	32, Craven Street, Charing Cross, S.W
2779	Sep. 1895	DEANE, GEORGE B.	Glenmore, Ailesbury Park, Merrion Co. Dublin.
2513	A. Nov. 1892 F. Aug. 1893	*DEBENHAM, FRANK BRIDGEWATER	80, Cheapside, E.C.
1442	Jan. 1888	DEBENHAM, FRANK GISSING ..	Cheshunt Park, Herts, and 80, Cheapsid E.C.
2576	A. Oct. 1893 F. Jan. 1899	*DEBENHAM, FREDERIC KERSEY	25 and 27, Oxford Street, W.
2140	A. May 1891 F. Aug. 1893	*DEBENHAM, HORACE BENTLEY..	80, Cheapside, E.C.
2216	Nov. 1891	DEER, EDWARD	Stratford-on-Avon, Warwickshire.
3533	A. Oct. 1899 F. Mar. 1903	*DELVES, ROBERT HARVEY ADDINGTON	23, Mount Sion, Tunbridge Wells.
1010	A. Dec. 1883 F. Oct. 1891	DEMETRIADI, THOMAS MARSDEN	19, Fartown Green Road, Huddersfiel
1667	A. Dec. 1889 F. Jan. 1894	*§DENDY, WILLIAM COOPER.. ..	Borough Engineer's Department, Lam beth Town Hall, Brixton Hill, S.W.
1930	Jan. 1891	DENNISON, JOHN W., F.R.I.B.A.	28, Upperton Gardens, Eastbourne, Suss
2780	Sep. 1895	DENNY, FRANCIS MCGILLYCUDDY	17, Denny Street, Tralee, Co. Kerry.
3220	A. Oct. 1897 F. May 1903	*DENTON, WILLIAM	Montgomery Chambers, Hartshead, She field.

ip. lo.	Date of Election and of Transfer.	FELLOWS.	Address.
31	Sep. 1895	DICKINSON, CHARLES, B.A. (*Dublin*)	23, South Frederick Street, Dublin.
8	A. Dec. 1884 F. May 1885	*DICKSON, THOMAS ARTHUR ..	Estate Office, Overstone Park, Northampton.
33	A. Oct. 1894 F. May 1897	*DINWIDDY, DONALD	54, Parliament Street, S.W., and Greenwich, S.E.
31	A. Oct. 1902 F. Nov. 1908	*DINWIDDY, CONRAD HUGH ..	54, Parliament Street, S.W.
34	Feb. 1883	DINWIDDY, THOMAS, F.R.I.B.A.	54, Parliament Street, S.W., and Greenwich, S.E.
9	A. Feb. 1869 F. Feb. 1878	DODGSON, WILFRED LONGLEY ..	5, Mill Street, Ludlow, Shropshire.
6	Oct. 1904	DOHERTY, RICHARD WHEELER	Oaklands, Bandon, Co. Cork.
6	Apr. 1884	DOLL, CHARLES FITZROY, F.R.I.B.A.	5, Southampton St., Bloomsbury, W.C.
7	Oct. 1909	*DOLL, OTTO SIGISMUND	157, North Street, Brighton, Sussex.
7	Nov. 1891	DOLLAR, PETER, A.R.I.B.A... ..	Clock House, Arundel St., Strand, W.C.
5	A. Dec. 1887 F. Dec. 1891	*§DONE, JOHN JAMES	Cricklewood, N.W.
0	Feb. 1885	DONNE, HENRY	The Abbey Ruins, Bury St. Edmunds, Suffolk.
8	Nov. 1891	DORNING, ARTHUR HARRY ..	Holmleigh, Bowdon, Cheshire.
2	Feb. 1908	DOUGLAS, ARTHUR HUGH ..	Eden House, Malton, Yorkshire.
8	Oct. 1911	*DOUGLAS, JAMES WIGHTMAN ..	1, St. Nicholas Buildings, Newcastle-on-Tyne.
3	Jan. 1878	DOWNING, FREDERICK	12, King's Bench Walk, Temple, E.C.
7	Mar. 1891	DOWNING, HENRY PHILIP BURKE F.R.I.B.A.	12, Little College Street, Westminster Abbey, S.W., and Avalon, Wilton Road, Merton, S.W.
7	A. May 1882 F. May 1884	DRAPER, ARTHUR THOMAS	Friar Lane, Leicester.
8	Jan. 1887	DRAY, ALFRED	30, Havelock Road, Hastings, Sussex.
6	A. Dec. 1886 F. Nov. 1888	*DREW, HENRY ALBAN	15, Queen Street, Exeter.
5	A. Feb. 1884 F. Jan. 1889	DREW, JOHN GOULD, B.A. (*Oxon*)	15, Queen Street, Exeter.
9	A. Oct. 1909 F. June 1912	*DREW, STANLEY THOMAS ..	Mayfield, Grove Park, Kent.
0	Nov. 1891	DREWEATT, THOMAS	Newbury, Berkshire.
4	A. Oct. 1902 F. Nov. 1903	*DRIVER, ARTHUR CHARLES ..	23, Pall Mall, S.W.
5	A. Oct. 1902 F. Jan. 1910	*DROWER, EDMUND GILBERT ..	28, Victoria Street, S.W.
5	Feb. 1906	DROWER, JOHN EDMUND	28, Victoria Street, S.W.
5	Oct. 1910	*DRUMMOND, BERTRAM, A.R.I.B.A.	54, Alfred Terrace, Fleetwood, Lancs., and 16, Clifford's Inn, W.C.
4	Jan. 1882	DRURY, EDWARD DRU, F.R.I.B.A.	Parliament Chambers, 14, Great Smith Street, S.W.
3	A. Oct. 1902 F. Jan. 1906	*DUCHESNE, MARTIN COLLIER ..	Farnham Common, Slough, Bucks.
2	A. Jan. 1890 F. Dec. 1893	*DUDLEY, EDGAR	Local Government Board, Whitehall, S.W.
2	May 1890	DUKE, EDWARD	Dorchester.
4	May 1891	DUKE, HENRY	Dorchester.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
1779	Apr. 1890	DUNCALFE, HENRY GEORGE ..	81, Darlington Street, Wolverhampton Staffordshire.
2221	Nov. 1891	DUNCAN, JAMES MORISON ..	40 and 42, Queen Victoria Street, E.C
3536	A. Oct. 1899 F. Oct. 1900	*DUNLOP, DUGDALE OAKELEY ..	57, King Street, Manchester.
1931	Jan. 1891	DUNN, SIR WILLIAM HENRY ..	11, St. Helen's Place, E.C.
4943	A. Oct. 1906 F. Jan. 1909	*†DUNSMORE, GILBERT	1, Garthorne Road, Honor Oak Park S.E.
3674	A. Oct. 1900 F. Nov. 1901	*DUNSTALL, HERBERT HENRY, A.R.I.B.A.	Bank Chambers, Railway Street Chatham, Kent.
4669	A. Oct. 1905 F. Oct. 1907	*DURBRIDGE, ERNEST	Duke Street, Manchester Square, W.
3148	Feb. 1897	DURLACHER, ALEXANDER PERCY, M.I.C.E.	15, New Bridge Street, Blackfriars, E.C.
1932	Jan. 1891	DUVALL, JOHN WILLIAM	The Grange, Ware, Herts.
2222	Nov. 1891	DYBALL, HARVEY	35, Bucklersbury, E.C.
792	Apr. 1882	DYER, WILLIAM JOHN	Montpelier Row, Blackheath, S.E.
3371	A. Oct. 1898 F. June 1904	*DYER, FREDERICK BURFIELD ..	Harlaxton, Bigwood Avenue, Hove Sussex.
4944	A. Oct. 1906 F. Dec. 1911	*DYKINS, PHILIP LLEWELLYN ..	Pendré, Holywell, Flintshire.
1251	Feb. 1885	EADE, ARTHUR W. F., M.A. (*Cantab.*)	Branson House, Darlington, Durham.
3675	A. Oct. 1900 F. Jan. 1908	*EARLE, JOHN WILFRID	Park Cottage, High Legh, Knutsford Cheshire, and 88, King Street Manchester.
2223	Nov. 1891	EARLE, THOMAS ALGERNON ..	90, King Street, Manchester.
2577	A. Oct. 1893 F. Feb. 1897	*§EASON, EDWARD WILLIAM ..	192, Bishopsgate, E.C.
3090	A. Oct. 1896 F. June 1900	*§EASTER, WILLIAM	Wiggenhall St. German, King's Lyn Norfolk.

† Special Sanitary Science Certificate.

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333	Feb. 1908	EDGAR, JAMES	Poltalloch Estate Office, Lochgilphead, N.B.
379	Oct. 1908	*EDGE, FREDERIC JAMES, M.I.C.E.	38, Blackett Street, Newcastle-on-Tyne.
784	Sep. 1895	EDGEWORTH, THOS. NEWCOMEN	Cherbury, Booterstown, Co. Dublin.
579	A. Oct. 1893 F. Jan. 1896	*EDMONDS, JOHN	Drayton Estate Office, Islip, Thrapston, Northamptonshire.
846	Oct. 1910	*EDMONDS, JOHN NITCHELL ..	Wood Farm, Malvern Wells, Worcestershire.
639	Dec. 1881	EGERTON, HUBERT DECIMUS ..	29, Fleet Street, E.C.
988	Dec. 1883	EGGAR, JAMES ALFRED	74, Castle Street, Farnham, Surrey.
949	A. Oct. 1895 F. Nov. 1896	*EGGINTON, DENYS	150, Friar Street, Reading.
530	A. Jan. 1879 F. Dec. 1883	EILOART, FREDERICK EDWARD..	40, Chancery Lane, W.C.
2227	Nov. 1891	ELFORD, JOHN	King Street, Poole, Dorset.
886	A. Nov. 1890 F. Feb. 1892	ELGOOD, FRANK MINSHULL, F.R.I.B.A.	98, Wimpole Street, W.
4401	Dec. 1887	ELLEN, FREDERICK CHARLES ..	The Auction Mart, Andover, Hants.
0036	Jan. 1884	ELLIOTT, CHARLES	20, Ermington Terrace, Plymouth, Devon.
514	A. Nov. 1892 F. Mar. 1896	*ELLIS, ALBERT EDWARD	Bedford Chambers, Exeter.
2223	A. Oct. 1897 F. Nov. 1901	*ELLIS, ALFRED CAVE	57, Chancery Lane, W.C.
3373	A. Oct. 1898 F. Jan. 1902	*ELLIS, ARNOLD ROBERTSON ..	47, High Street, Bedford.
7785	Sep. 1895	ELLIS, ERNEST FRANCIS LESLIE	St. Austin's, Inch, Co. Wexford.
887	A. Nov. 1890 F. May 1894	*ELLIS, FRANCIS	Bast House, Walmersley, Lancashire.
065	May 1891	ELLIS, FREDERICK	218, Willesden Lane, N.W.
530	A. Dec. 1888 F. May 1890	*ELLIS, HERBERT MOATES	9, Walbrook, E.C.
3365	A. Jan. 1887 F. Feb. 1891	*ELLIS, RALPH STAPLES	29, Fleet Street, E.C.
885	Feb. 1883	ELLIS, RICHARD ADAM	45, Fenchurch Street, E.C.
091	A. Oct. 1896 F. June 1904	*ELPHICK, GEORGE PELHAM ..	Inland Revenue, 6, King's Buildings, Chester.
060	Oct. 1896	ELTON, HERBERT AVERILL, MAJOR	Eastern Command, Horse Guards, S.W
667	A. Dec. 1881 F. Dec. 1890	ELWELL, WILLIAM HENRY ..	The Cottage, Dovercourt, Essex.
305	Feb. 1898	EMERY, ARTHUR JAMES, MAJOR	Horse Guards, Whitehall, S.W.
155	A. Oct. 1907 F. Jan. 1912	*ENTWISTLE, CHARLES CARRUTHERS	Valuer's Office, 108, Deansgate, Manchester.
230	Nov. 1891	EVANS, ARTHUR OWEN	Dale Fort, Dale, Milford Haven, Pembrokeshire.
950	A. Oct. 1895 F. Nov. 1909	*EVANS, ERNEST SYDNEY	Inland Revenue, 6A, Hammet Street, Taunton.
608	Oct. 1909	*EVANS, SAMUEL	County Offices, Mold, Flintshire.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2231	Nov. 1891	EVANS, WALTER PEARSON ..	19, Priory Row, Coventry.
2232	Nov. 1891	EVANS, WILLIAM, A.M.I.C.E. ..	New Walk, Beverley, Yorkshire.
338	A. Feb. 1874 F. Nov. 1876	EVANS, WILLIAM ERNEST ..	School Gardens, Shrewsbury.
2664	A. Oct. 1894 F. Feb. 1901	*§EVE, CHARLES GERALD	Inland Revenue, Westminster Buildings Nottingham.
1416	A. Dec. 1887 F. May 1891	*EVE, HERBERT TRUSTRAM ..	2, St. Paul's Square, Bedford, and 45 Parliament Street, S.W.
104	Aug. 1868	EVE, WILLIAM	10, Union Court, E.C.
3503	Oct. 1899	*EVE, WILLIAM HAROLD	10, Union Court, E.C.
1382	Mar. 1887	EVERARD, JOHN BREEDON, M.I.C.E., F.R.I.B.A.	6, Millstone Lane, Leicester.
2665	A. Oct. 1894 F. Nov. 1900	*EVERINGTON, JOHN	114, Queen Victoria Street, E.C., an Forster Estate Office, 33, Culverle Road, Catford, S.E.
3326	A. Oct. 1901 F. May 1905	*EVERY-CLAYTON, REGINALD ARTHUR ERIC	Blackmore Park Estate Office, Hanle Swan, near Worcester.
2666	A. Oct. 1894 F. Nov. 1895	*EVES, FRANCIS GEORGE BERTRAM	54, High Street, Uxbridge, Middlesex.
1549	A. Jan. 1889 F. Nov. 1892	*EVES, WILLIAM LIONEL	54, High Street, Uxbridge, Middlesex
3777	Oct. 1901	*EWING, GUY BEAUMONT	Cole Allen, Edenbridge, Kent.
4414	A. Oct. 1904 F. June 1912	*EYLES, CHARLES HENRY ..	The Palace, Crediton, Devon.
2667	A. Oct. 1894 F. Sep. 1904	*FAGG, EDWIN WILLIAM	15, Glebe Road, Barnes, S.W.
3092	A. Oct. 1896 F. Nov. 1901	*FAIR, ARTHUR EDWARD	Estate Office, Haigh Hall, Wigan, Lan cashire.
1510	Dec. 1888	FAIR, JAMES STRETTON	Estate Offices, Lytham, Lancashire.
5334	Feb. 1908	FAIRBAIRN, THOMAS	The Red House, Cluny Gardens, Edin burgh.
4163	A. Oct. 1903 F. June 1906	*FAIRCHILD, EDWARD JAMES ..	Wenlock House, Laurel Road, S Albans, Herts.
1937	Jan. 1891	FAIRCLOUGH, WILLIAM	Leigh, Lancashire, and 60, King Stree Manchester.
5445	A. Oct. 1908 F. Oct. 1911	*FAIRMINER, WILLIAM JAMES ..	41, Burghley Road, Highgate Road N.W.
1758	Mar. 1890	FALCON, MICHAEL	Horstead House, Norwich.
2951	A. Oct. 1895 F. Oct. 1899	*FARMER, HUGH CECIL	5, Great College Street, Westminst Abbey, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
234	Nov. 1891	FARNAN, HENRY RICHARD ..	75, Finsbury Pavement, E.C.
225	A. Oct. 1897 F. July 1905	*FARNHAM, WILLIAM AUGUSTUS..	The Council Offices, Foot's Cray U.D.C., Sidcup, Kent.
787	Sep. 1895	FARRELL, EDWARD FRANCIS, LT.-COLONEL	Walterstown, Moynalty, Kells, Co. Meath.
947	A. Oct. 1906 F. Nov. 1907	*FARRER, FREDERICK ROBERT ..	2, Coleman Street, E.C.
002	Mar. 1891	FARRER, JOHN (*Vice-President*)	Oulton, near Leeds, Yorkshire.
235	Nov. 1891	FARTHING, WALTER THOMAS ..	46, Strand, W.C.
037	Jan. 1884	FAYERMAN, GEORGE METCALFE..	57, The Parade, Leamington, Warwickshire.
325	Oct. 1895	*FENN, ANDREW THOMAS CRANAGE	Southfield, Kingsland, Shrewsbury.
344	Oct. 1904	*FENTON, ADAM DOUGLAS	Maristow Estate Office, Roborough, S. Devon.
309	Oct. 1909	*FERGUSSON, JOHN	30, George Square, Glasgow.
974	Nov. 1883	FERRIS, GEORGE	Milton Manor, Pewsey, Wilts.
831	Dec. 1882	FIDDIAN, WILLIAM	Old Bank Offices, Stourbridge, Worcestershire.
374	A. Oct. 1898 F. July 1907	*FIELD, CHARLES ROLAND ..	54, Borough High Street, S.E.
297	Jan. 1873	FIELD, FRANCIS HAYWARD ..	11, King Edward Street, Oxford.
926	Oct. 1895	*FIELDS-CLARKE, GEORGE THOMAS	Estate Office, Southill Park, Biggleswade, Beds.
517	A. Nov. 1892 F. May 1896	*FINN, FRED	Queen Street, Deal, Kent.
456	A. Nov. 1891 F. Oct. 1894	*§FINN, HERBERT ARCHIBALD ..	Hillside. St. Mark's Hill, Surbiton, Surrey.
148	A. Oct. 1908 F. Dec. 1910	*FIRTH, HARRISS	Valuation Department, Inland Revenue, Basinghall Street, Leeds.
927	A. Apr. 1883 F. Jan. 1889	FISHER, CHARLES BROWNING ..	Market Harborough, Leicestershire.
39	Oct. 1911	*FISHER, GATHORNE JOHN ..	Arcade Chambers, Pontypool, Monmouthshire.
382	A. Oct. 1905 F. June 1906	*FISHER, THOMAS GEORGE.. ..	18, Bennett's Hill, Birmingham.
451	A. Oct. 1893 F. Mar. 1896	*FITT, HARRY CHARLES	21, Craven Avenue, Ealing, W.
007	Jan. 1896	FITZGERALD, JAS. H. B. PENROSE	The Estate Office, Middleton, Co. Cork.
789	Sep. 1895	FITZGERALD, PETER DAVID ..	Estate Office, Adare, Co. Limerick.
790	Sep. 1895	FITZGERALD, ROBERT JOHN ..	Ballyard House, Tralee, Co. Kerry.
504	Oct. 1899	*FLETCHER, BANISTER FLIGHT, F.R.I.B.A.	29, New Bridge Street, E.C.
582	A. Oct. 1893 F. June 1897	*FLETCHER, HERBERT PHILLIPS, F.R.I.B.A., A.M.I.C.E.	29, New Bridge St., Ludgate Circus, E.C.
165	Mar. 1888	FLETCHER, THOMAS	46, Fishergate, Preston, Lancashire.
166	A. Oct. 1903 F. Apr. 1911	*FLEURET, ALFRED HARMAN ..	22, Bloomsbury Square, W.C.
749	A. Feb. 1882 F. June 1891	FLINT, WILLIAM HURST	11, Searle St., Lincoln's Inn Fields W.C.
734	Feb. 1890	FODEN, EDWARD ANTROBUS ..	Teddesley Estate Office, Penkridge, Staffs.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
4635	A. Oct. 1905 F. Oct. 1911	*Fogg, Thomas Holt	7, Market Place, Chippenham, Wiltshir
2794	Sep. 1895	Forbes, Arthur	Earls Vale, Cavan, Ireland.
2067	May 1891	Forbes, Charles Mansfeldt..	14, New Street, York.
2238	Nov. 1891	Ford, Lawton Robert	60, Haymarket, S.W.
551	Dec. 1879	Forshaw, Edward	Hanley, Staffordshire, and Springfield Stramshall, Uttoxeter, Staffordshire
5096	Oct. 1907	*Forshaw, William	21, High Street, Hanley, Staffordshire
2519	A. Nov. 1892 F. Nov. 1895	*Foster, James Herbert Furmedge	4 & 5, Charles Street, St. James's Squar S.W.
3538	A. Oct. 1899 F. Dec. 1904	*Fowler, Alfred Charles Stanley	74, Cheapside, E.C.
3187	Oct. 1897	Fowler, Alfred Mountain, M.I.C.E.	1, St. Peter's Square, Manchester.
686	Jan. 1882	Fowler, Frederick	St. James' Street, Sheffield.
1806	May 1890	Fowler, Gerard Edmund ..	Colmore House, 21, Waterloo Street Birmingham.
832	Dec. 1882	Fowler, Henry..	6, Waterloo Street, Birmingham.
1780	Apr. 1890	Fowler, Reginald William ..	3, Hartshead, Sheffield.
1403	Dec. 1887	Fowler, Richard	118, Colmore Row, Birmingham.
2240	Nov. 1891	Fowler, William	69, Temple Row, Birmingham.
2732	A. Mar. 1895 F. June 1911	*Fox, Charles Edward	7, Rawson Street, Halifax, Yorkshire.
2241	Nov. 1891	Fox, Charles James	7, Rawson Street, Halifax, Yorkshire.
1845	Nov. 1890	Fox, Edwin	99, Gresham Street, E.C.
3680	A. Oct. 1900 F. Dec. 1902	*Fox, Ernest	80, Poole Road, Bournemouth, Hamp shire.
2669	A. Oct. 1894 F. Oct. 1899	*Fox, Frederick Russell ..	Grove Hill, Barnstaple, Devon.
4422	A. Oct. 1904 F. Nov. 1909	*Fox, Sidney Joseph	131, Finsbury Pavement, E.C.
3681	A. Oct. 1900 F. Jan. 1904	*Fox, William	80, Poole Road, Bournemouth, Hamp shire.
2243	Nov. 1891	France, Arthur Alderson	99, Swan Arcade, Bradford, Yorkshire
1545	Jan. 1889	Francis, George Futvoye ..	Eaton Chambers, Buckingham Palac Road, S.W.
3831	A. Oct. 1901 F. June 1906	*Francis, John	The Mount, Carmarthen.
1760	Mar. 1890	Francis, Leon Albert	8, John Street, Adelphi, W.C.
6123	Oct. 1911	Frank, Howard	20, Hanover Square, W.
1808	May 1890	Franklin, Arthur Thomas ..	25, Ludgate Hill, E.C.
2457	A. Nov. 1891 F. Feb. 1895	*Franklin, Benjamin Belgrove	21, Market Hill, Luton, Beds.
2792	Sep. 1895	Franks, Henry..	Woodbrook, Mountrath, Queen's Count
2793	Sep. 1895	Franks, Matthew Henry ..	Westfield, Mountrath, Queen's County
5335	Feb. 1908	Fraser, George John James Hamilton Gordon	Dalzell Estate Office, Motherwell, N.B

Date of Election and of Transfer.	FELLOWS.	Address.
A. Jan. 1896 F. June 1897	*Fraser, Thomas Smellie ..	209, St. Vincent Street, Glasgow.
A. Jan. 1891 F. Dec. 1894	*Fraser, William	209, St. Vincent Street, Glasgow.
A. Feb. 1884 F. Apr. 1890	Freeman, Sydney	Tunbridge Wells, Kent, and 28, Queen Street, Cheapside, E.C.
A. Oct. 1902 F. Apr. 1911	*French, Cecil George.. ..	19, Rosemont Avenue, North Finchley, N.
Sep. 1895	Frend, Henry	Derry House, Brosna, S.O., King's County
Oct. 1910	*Frew, Gordon Thomson.. ..	216, West George Street, Glasgow.
Oct. 1908	*†Freyberg, Herbert	24, Cromwell Place, S.W.
Feb. 1902	Fritchley, Edwin Wollaston	6, Sirdar's Palace, Hummum Street, Fort Bombay.
May 1891	Frost, Frederic Cornish ..	Teignmouth, Devon.
Oct. 1898	*Fry, Joseph Harry	64, Craven Park, Willesden, N.W.
Feb. 1882	Fryer, George	41, Caroline Place, Hull.
A. Mar. 1884 F. Apr. 1891	Fuller, Thomas Alfred.. ..	The College, All Saints', Derby.
Oct. 1910	*Fulton, Edwin Alexander ..	Estate Office, Sedgwick, near Kendal.
A. Oct. 1895 F. Sep. 1905	*Funnell, Horace Frederick..	16, Martindale, East Sheen, S.W.
A. Oct. 1897 F. Jan. 1901	*Furmedge, John Harris ..	Estate Office, Lucknam, Chippenham, Wilts.
Feb. 1899	Fyfe, John William	Inland Revenue, 53, Hanover Street, Edinburgh.
Jan. 1876	Gairdner, Edward James ..	Effingham House, Arundel Street, Strand, W.C.
Oct. 1896	Galbraith, Samuel Haughton, Major, M.A., B.E. (*Dublin*) ..	Royal Engineer Office, Devonport.

† Special Sanitary Science Certificate.

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2004	Mar. 1891	GALE, ERNEST SEWELL	15, New Bridge Street, E.C.
3683	A. Oct. 1900 F. Nov. 1901	*GALE, HARRY	High Street, Egham, Surrey.
761	Feb. 1882	GALE, JOSEPH JOHN	Market Place, Wallingford, Berks.
55	July 1868	GALSWORTHY, FREDERICK THOMAS	11, Waterloo Place, S.W.
1713	Feb. 1890	GAMBLE, SIDNEY GOMPERTZ, A.M.I.C.E.	Metropolitan Fire Brigade, Southwark Bridge Road, S.E.
1606	Mar. 1889	GANDY, JAMES	22, Essex Street, Strand, W.C.
3377	A. Oct. 1898 F. Nov. 1899	*GARDINER, ROBERT STRACHAN..	Hawarden Estate Office, Hawarden, near Chester, Flintshire.
2520	A. Nov. 1892 F. Mar. 1895	*GARDNER, GILBERT	Crawley, Sussex.
1889	A. Nov. 1890 F. Oct. 1907	*GARRARD, ARTHUR NORMAN ..	8, Frederick's Place, Old Jewry, E.C.
2246	Nov. 1891	GARRARD, NORTON BURROUGHS	Hoxne, Eye, Suffolk.
2247	Nov. 1891	GARROOD, THOMAS WILLIAM M.	Birkbeck Bank Chambers, High Holborn W.C.
5595	Oct. 1909	GARVEY, GEORGE BLOOMFIELD..	Glenvath, Greystones, Co. Wicklow.
2800	Sep. 1895	GARVEY, TOLER ROBERT	Estates Office, Parsonstown, King's Co.
1810	May 1890	GATE, ALFRED JOSEPH	35A, Mecklenburgh Square, W.C.
3540	A. Oct. 1899 F. July 1901	*§GATE, HENRY ARTHUR ARMYTAGE	35A, Mecklenburgh Square, W.C.
688	Jan. 1882	GATER, CALEB WILLIAM	Salisbury.
1203	A. May 1884 F. Jan. 1889	GAYFORD, HENRY JOHN	Raynham Estate Office, East Raynham, Norfolk.
2248	Nov. 1891	GELDER, SIR WILLIAM ALFRED, M.P., F.R.I.B.A.	76, Lowgate, Hull.
3541	A. Oct. 1899 F. May 1905	*GENGE, WILLIAM POPE, JUN. ..	Inland Revenue, 6A, Hammet Street, Taunton.
2521	A. Nov. 1892 F. Nov. 1895	*§GERMAN, GEORGE	Rawdon Terrace, Ashby-de-la-Zouch.
2070	May 1891	GERMAN, HARRY..	The Gables, Ashby-de-la-Zouch, and Loughborough.
887	Feb. 1883	GERMAN, JOHN (*Member of Council*)	Ashby-de-la-Zouch, Leicestershire.
3684	A. Oct. 1900 F. Jan. 1902	*GIBBON, EDWARD ACTON	Elmhurst, Waterford.
1294	A. Jan. 1886 F. Nov. 1890	*§GIBBON, WM. JACOMB, A.R.I.B.A.	The Oaks, Burgess Hill, Sussex.
4693	A. Oct. 1905 F. June 1912	*GIBSON, ALEXANDER WILLIAM	2, Railway Approach, Worthing, Sussex.
1668	A. Dec. 1889 F. May 1893	*GIDDY, OSMAN HORTON	11A, Regent Street, Waterloo Place, S.W.
4464	A. Oct. 1904 F. Jan. 1909	*GILBERT-LODGE, EDWARD MORTON	8, New Court, Carey Street, W.C.
3462	Feb. 1899	GILCHRIST, JOHN..	81, Hope Street, Glasgow.

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1911	*Giller, Charles Frederick ..	67, Above Bar, Southampton.
Mar. 1888	Gilpin-Brown, William Dundas	Estate Office, Stoneleigh Abbey, Kenilworth, Warwickshire.
Feb. 1907	Gilruth, William	H.M. Office of Works, Victoria Street, Liverpool.
A. Oct. 1901 F. May 1909	*Gimson, Allen	Northcroft, Oakhill Avenue, Pinner, Middlesex.
A. Oct. 1904 F. Jan. 1908	*Glasier, Edward Brougham..	7, St. James's Street, S.W.
A. Oct. 1903 F. Dec. 1909	*Gleed, Percival Francis ..	8 and 9, Martin's Lane, Cannon St., E.C.
Jan. 1890	Gleed, Richard Cummings ..	8 and 9, Martin's Lane, Cannon St., E.C.
Oct. 1908	Glen, James	Ashfield, Park Place, Stirling.
Sep. 1895	Gloster, Thomas Edward ..	Collon, Co. Louth.
A. Oct. 1894 F. June 1898	*Glover, Henry Alexander ..	18, Riggindale Road, Streatham, S.W.
Oct. 1905	Goadby, Francis Hubert, A.M.I.C.E.	Works Department, H.M. Dockyard, Chatham, Kent.
A. Oct. 1896 F. Oct. 1900	*Goadby, Howard	72, Clifden Rd., Twickenham, Middlesex.
A. Oct. 1903 F. Apr. 1911	*Godding, Frank Horatio ..	Valuation Department, Inland Revenue, South Parade, Northallerton, Yorkshire.
A. Oct. 1897 F. Feb. 1900	*Goldsmith, Douglas Fleet ..	Lavant Street, Petersfield, Hants.
A. Oct. 1900 F. Nov. 1905	*Goodbody, Fredk. Allen Sturge	33, Corn Street, Bristol.
Dec. 1883	Goodchild, Josiah	Bank Chambers, Parkhurst Road, N.
A. Oct. 1902 F. Oct. 1909	*Goodchild, Ralph Harry ..	57, London Street, Norwich.
A. Oct. 1901 F. Nov. 1909	*Goodchild, Walter Charles..	29, Crookston Road, Eltham, Kent, and 63, Finsbury Pavement, E.C.
Oct. 1906	Gooding, William Alfred ..	Arndilly, York Road, St. Albans, Hertfordshire.
A. Oct. 1899 F. Dec. 1904	*Goodman, Alfred	35, Bucklersbury, E.C.
Jan. 1889	Goodwyn, Leonard William..	8, Granville Chambers, Granville Place, Portman Square, W.
Feb. 1902	*Gordon, Alexander..	97, Queen Victoria Street, E.C.
Oct. 1908	Gordon, Alexander William Robert	Queensgate, Inverness.
Nov. 1891	Gott, Charles Henry, M.I.C.E.	1, Parkfield Road, Manningham, Bradford, Yorkshire.
Jan. 1889	Gott, Frank	North British Buildings, East Parade, Leeds.
A. Feb. 1897 F. May 1897	*Goulding, Arthur	41, Moorgate Street, E.C.
May 1891	Gover, Arthur Sutton, F.R.I.B.A.	4, Queen Street Place, E.C.
A. Dec. 1882 F. Jan. 1885	Grant, James	Glandwr, Llanidloes, Montgomeryshire.
A. Oct. 1897 F. Mar. 1909	*Gray, Horace Norman	334, Commercial Road, E.

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5675	A. Oct. 1909 F. Oct. 1910	*GRAY, JOHN..	27, Hill Street, Alloa, N.B.
3096	A. Oct. 1896 F. July 1907	*GREEN, ARTHUR EDWARD.. ..	Inland Revenue, Weimar House Chichester.
2141	A. May 1891 F. May 1897	*GREEN, EDMUND HORACE.. ..	17, St. Swithin's Lane, E.C.
2584	A. Oct. 1893 F. May 1897	*§GREEN, FREDERICK ALGERNON..	17, St. Swithin's Lane, E.C.
3149	Feb. 1897	GREENWOOD, JOSEPH, MAJOR ..	Headquarter Offices, Northern Command, York.
3150	Feb. 1897	GREGORY, ALFRED, MAJOR ..	War Office, Whitehall, S.W.
2955	A. Oct. 1895 F. June 1896	*GREGSON, GEORGE ERNEST ..	11, Chapel Street, Preston, Lancashire
1087	Feb. 1884	GRELLIER, HARLEY MAIR	6, Queen Anne's Gate, S.W., and Epsom, Surrey.
371	Jan. 1875	GREY, CHARLES GREY, M.A. (*Durham*)	8, Lansdowne Terrace, Ballsbridge Dublin.
2673	A. Oct. 1894 F. May 1896	*GRIFFIN, ALFRED..	Moira Chambers, 17, Ironmonger Lane, E.C.
2073	May 1891	GRIFFIN, HAROLD	54, High Street, Battersea, S.W.
1736	Feb. 1890	GRIFFITHS, WILLIAM	Gelley-Wernen Estate, Llanelly, Carmarthenshire.
2258	Nov. 1891	GRIGGS, ROBERT, A.R.I.B.A. ..	11, Gray's Inn Square, W.C.
5459	A. Oct. 190 F. Oct. 1910	*GRIMWOOD, ARTHUR	Inland Revenue, 4, Mosley Street, Newcastle-on-Tyne.
3379	A. Oct. 1898 F. Dec. 1901	*GRIPPER, JOSEPH EDWARD ..	47, High Street, Bedford.
2486	Feb. 1892	GROGAN, HENRY THOMAS	101, Park Street, Grosvenor Square, W
1811	May 1890	GROSE, VINCENT J., F.R.I.B.A. ..	13, Railway Approach, S.E.
5169	A. Oct. 1907 F. Oct. 1910	*GROVE, ALBERT	1, Parkfield Terrace, Stourbridge, Worcestershire.
1727	A. Feb. 1890 F. Jan. 1893	*GROVER, ARTHUR	11, Cecil Court, Charing Cross Rd., W.C.
2674	A. Oct. 1894 F. Jan. 1899	*GROVER, PHILIP GORDON	Eastbrook Lodge, Lyminge S.O., Kent
3995	A. Oct. 1902 F. Dec. 1909	*GROVES, ARNOLD TUDOR	125, High Holborn, W.C.
1737	Feb. 1890	GUDGEON, GEORGE EDWARD ..	Estate Agency Offices, Winchester.
4327	Oct. 1904	GUINNESS, GERALD SEYMOUR ..	16, College Green, Dublin.
4328	Oct. 1904	GUINNESS, HOWARD RUNDELL..	16, College Green, Dublin.
1550	A. Jan. 1889 F. May 1900	*GUNTER, JAMES	Estate Office, Glasbury, Radnorshire.
347	Mar. 1874	HADDOCK, ROLAND	21, Verulam Road, Hitchin, Hertfordshire.
1670	A. Dec. 1889 F. Aug. 1893	*HADLEY, FRANK..	18, Bennett's Hill, Birmingham.
2523	A. Nov. 1892 F. Oct. 1896	*HAIGH, THOMAS FREDERICK ..	c/o Miller and Haigh, 25, Halford Street Leicester.
5634	A. Oct. 1909 F. June 1910	*HALE, HARRY BARNES	Gresham Lodge, Sidcup, Kent.
2263	Nov. 1891	HALE, RAYMOND HENRY	6, Queen Anne's Gate, S.W.

Date of Election and of Transfer.	FELLOWS.	Address.
..Oct. 1900 ..Feb. 1910	HALL, AUGUSTUS WILLIAM ..	General Valuation Office, 6, Ely Place, Dublin.
Oct. 1904	HALL, DAVID	18, South Mall, Cork.
May 1881	HALL, ERNEST	56, Commercial Road, Portsmouth.
..Oct. 1905 ..Oct. 1910	*HALL, FRANCIS SAMUEL	8, Westmoreland Street, Dublin, and 457, Birkbeck Bank Chambers, W.C.
A. Oct. 1896 F. June 1897	*HALL, JOHN HERBERT	1, Cooper Street, Manchester, and 1, Market Street, Altrincham, Cheshire.
A. Jan. 1886 F. June 1891	*§HALL, WILLIAM TIMOTHY	College Hill, Shrewsbury.
May 1884	HALLETT, WILLIAM BROWN ..	11, Queen Victoria Street, E.C., and 280-282, Holloway Road, N.
A. Apr. 1889 F. Dec. 1891	*HALL-JONES, FREDERICK	Parliament Mansions, Victoria Street, S.W., and 35, The Broadway, Ealing, W.
Sep. 1895	HAMILTON, ARTHUR	40, Lower Dominick Street, Dublin.
Oct. 1911	*HAMILTON, CHARLES	The Elms, Lauriston, near Falkirk.
Sep. 1895	HAMILTON, EDWARD CHETWOOD, MAJOR	Woodstock Estate Offices, Inistioge, Co. Kilkenny.
Feb. 1908	HAMILTON, JOHN COCHRANE ..	53, Hanover Street, Edinburgh.
Feb. 1898	HAMILTON, ROBERT	Lands Valuation Office, Greenock, Renfrewshire.
Oct. 1910	*HAMMOND, FREDERIC SNOWDEN	23, Barbican, E.C.
Feb. 1897	HAMMOND, ROBERT WILLIAM, MAJOR	Sun Lodge, Ballintemple, Cork.
A. May 1891 F. Jan. 1896	*HAMPTON, GEORGE FREDK. WM.	2 and 3, Cockspur Street, S.W.
A. Feb. 1883 F. Jan. 1889	*†HANSELL, REGINALD GODDARD..	5, Lancaster Place, Strand, W.C.
A. Feb. 1903 F. Oct. 1910	*HANSON, HAROLD, A.M.I.C.E. ..	11, Cloth Hall Street, Huddersfield, Yorkshire.
Nov. 1891	HANSON, JOHN HENRY, A.M.I.C.E. (*Member of Council*)	11, Cloth Hall Street, Huddersfield, Yorkshire.
Dec. 1881	HARDCASTLE, FREDERICK HENRY APPLETON, A.R.I.B.A.	5, Old Queen Street, S.W.
A. Oct. 1904 F. June 1912	*HARDING, CHARLES REGINALD..	County Land Agent's Office, County Council Buildings, Newport, and Inglefield, Llanthewy Road, Newport, Mon.
Sep. 1895	HARDMAN, EDWARD CHAMBRÉ ..	14, Molesworth Street, Dublin.
Apr. 1888	HARDY, RICHARD THOMAS ASH..	Land Agency and Estate Offices, Carter Street, Uttoxeter, Staffordshire.
Oct. 1905	*HARGRAVE, WILLIAM HARRISON, A.M.I.C.E. (*Ireland*)	68, Grosvenor Square, Rathmines, Co. Dublin
Apr. 1889	HARGRAVES, STEPHEN	35, Hamilton Square, Birkenhead.
A. Oct. 1909 F. Oct. 1910	*HARKNESS, JOHN..	2, Barns Terrace, Ayr.
A. Oct. 1903 F. Oct. 1910	*HARLAND, HENRY CHAPMAN ..	Bellevue Grove, Grove Hill, Middlesbrough, Yorkshire.

† Special Sanitary Science Certificate.

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2007	Mar. 1891	HARLE, JOHN JOSEPH..	Tortworth Estate Office, Falfield, Gl cester.
614 4320	A. Feb. 1881 F. Oct. 1904	HARPER, EDGAR JOSIAH	Beech Hyrst, Haling Park Roa Croydon.
2267	Nov. 1891	HARPUR, WILLIAM, M.I.C.E. ..	Town Hall, Cardiff, Glamorganshire.
4846	Feb. 1906	HARRIS, ARNOLD ELSMERE ..	117, Colmore Row, Birmingham.
3189	Oct. 1897	*HARRISON, CHARLES	179, Horninglow Street, Burton-upo Trent, Staffordshire.
4125	Oct. 1903	*HARRISON, FREDERICK	District Valuer, Union Street Chambe Coventry.
4608	Oct. 1905	HARRISON, FREDERICK WALTER	H.M. Admiralty, S.W.
2676	A. Oct. 1894 F. Apr. 1901	*§HARRISON, GEORGE JOHN ROBERTSON	Valuer's Dept., 54, Victoria Street, S
1739	Feb. 1890	HARRISON, JAMES THOMAS ..	Town Hall Offices, Buckingham.
3232	A. Oct. 1897 F. Dec. 1899	*HARRISON, JOHN EDWARD.. ..	Estate Office, Allestree, near Derby.
3464	Feb. 1899	HART, JOHN	Cowie Mains, Stonehaven, Kincardi shire.
5463	A. Oct. 1908 F. Dec. 1911	*HARTFREE, GEORGE BERTRAM..	District Council Office, Alton, Han
2730	Mar. 1895	HARTLEY, HENRY	Bristowe Chambers, 8, Harrington Stre Liverpool.
3626	A. Feb. 1900 F. May 1910	*HARTLEY, TOM PERCY	Well Manor, Long Sutton, Winchfie Hampshire.
2806	Sep. 1895	HARVEY, JAMES GEO. MOREWOOD	Northern Bank Buildings, Londonder
523	A. Dec. 1878 F. Jan. 1890	HARVEY, JOHN JAMES SAYER ..	80, Castle Street, Canterbury, Kent.
5338	Feb. 1908	HARVIE, ROBERT	8, Clyde Street, Motherwell, N.B.
1551	A. Jan. 1889 F. Oct. 1891	HASKINS, WILLIAM ALBION ..	2, Tanfield Court, Temple, E.C.
312	May 1873	HASLAM, DRYLAND	Friar Street Chambers, Reading.
1672	A. Dec. 1889 F. Aug. 1893	*HASLAM, DRYLAND, JUN.	Friar Street Chambers, Reading.
962	A. May 1883 F. Apr. 1889	*HASLUCK, LANCELOT GERALD ..	Green Hill Park, New Barnet, Her
5596	Oct. 1909	HATTE, WILLIAM MUNDAY ..	24, Nassau Street, Dublin, and Char ville, Co. Cork.
2268	Nov. 1891	HAWKER, HARRY EDWIN	St. Peter's Chambers, Bournemou Hants.
1472	Mar. 1888	HAWKINS, CHARLES	Downham Market, Norfolk.
4184	A. Oct. 1903 F. June 1912	*HAWKINS, EDWARD ROBINSON..	South Runcton, Downham Marke Norfolk.
3691	A. Oct. 1900 F. July 1903	*HAWKINS, LANCELOT GOULDER..	Downham Market, Norfolk.
2269	Nov. 1891	HAYNES, HENRY	Estate Office, Clifton, Nottingham.
1513	Dec. 1888	HAYTON, JOSEPH WILLIAM ..	9, Bank Street, Carlisle.
1968	A. Jan. 1891 F. Apr. 1894	*HAYWARD, FREDERICK GEORGE	Market Square, Dover, Kent.
644	Dec. 1881	HAYWARD, HENRY	Dover, Kent.
3233	A. Oct. 1897 F. June 1900	*HAYWARD, THOMAS WILLIAM ALFRED, A.M.I.C.E., M.I.M.E.	Municipal Buildings, Lavender H S.W.

Date of Election and of Transfer.	FELLOWS.	Address.
Feb. 1885	HAYWOOD, WILLIAM MATTHEWS	9, West Street, Hereford.
..Oct. 1902	*§HAZLEDINE, JOHN TURNER CLOUGH	Gateway Chambers, Shrewsbury.
..June 1909		
..Dec. 1889	*§HEAD, JOHN GEORGE..	7, Upper Baker Street, N.W.
..May 1891		
..Oct. 1898	*HEALING, OSWALD JUDD	21, Queen Anne's Gate, Westminster, S.W.
..Apr. 1901		
Oct. 1904	HEARD, RICHARD..	15, South Mall, Cork.
Nov. 1891	HEATH, HENRY	34, Finsbury Pavement, E.C.
..Oct. 1898	*HEATH, HENRY CUBITT	142, Grange Road, Bermondsey, S.E.
..Dec. 1903		
..Oct. 1902	*HEATH, JOHN LIONEL..	Valuer's Department, 38, Lansdowne Road, Tottenham, N.
..May 1910		
Jan. 1882	HEATON, GEORGE HERBERT ..	Endon, near Stoke-upon-Trent, Staffs.
Apr. 1881	HEBBLETHWAITE, LOUIS	Custom House Buildings, Whitefriargate, Hull, Yorkshire.
Dec. 1886	HEDLEY, JOHN HUNT..	7, Ashbrook Terrace, Sunderland.
Feb. 1890	HEELIS, WILLIAM	26, Budge Row, E.C.
..June 1896	*HEMPHILL, CHARLES GEORGE	
F. Sep. 1902	CATHCART, MAJOR	11, Ely Place, Dublin.
Dec. 1886	HENDRIKS, HENRY	61, Temple Row, Birmingham, and 9, Craig's Court, Charing Cross, S.W.
Oct. 1910	*HENDRY, ROBERT	25, Herries Road, Maxwellpark, Glasgow.
A. Oct. 1903	*HENNIKER, FREDERICK SIBERT..	Adelphi Terrace House, Adelphi, W.C.
F. Nov. 1904		
Mar. 1887	HEPPER, JOHN	East Parade, Leeds.
Dec. 1884	HERBERT, ALLAN..	The Market Place, Andover, Hants.
June 1896	*HERN, SAMUEL	93, St, Mary Street, Cardiff, Glamorganshire.
Jan. 1888	HESKETT, WILLIAM JAMES.. ..	St. Andrew's Churchyard, Penrith, and Viaduct Chambers, Carlisle.
A. Oct. 1894	*HEWARD, ERNEST JAMES	52, Wickham Road, Brockley, S.E.
F. Dec. 1895		
A. Oct. 1906	*HEWITT, ARTHUR CECIL	Office of Chief Engineer of Existing Lines, Government Railway, Perth, Western Australia.
F. Oct. 1911		
Oct. 1903	HEWITT, FREDERIC THOMAS BAINES	Royal Engineer Office, Roberts Heights, Pretoria, B.S.A.
A. Oct. 1907	*HEWS, THOMAS GREENSLADE ..	8, Clarendon Road, Sketty, Glamorganshire.
F. Nov. 1908		
Sep. 1895	HEWSON, GEORGE RAWDON MAURICE	Dromahair, Co. Leitrim.
Feb. 1903	*HIBBERT, JOSEPH VICTOR.. ..	77, Croydon Road, Anerley, S.E.
May 1891	HICKSON, STEPHEN WESTBY ..	Telephone Buildings, 31, Queen Victoria Street, E.C.
Jan. 1884	HIGGINS, FREDERIC	Alford, Lincolnshire.
A Dec. 1889	*HIGGINS, GEORGE	12, Finchley Rd., St. John's Wood, N.W.
F. May 1891		
A. Oct. 1907	*HILL, GEORGE FINLAY BURD ..	18, Woodcote Road, Wallington, Surrey
F. May 1909		
Mar. 1886	HILL, WILLIAM BURROUGH ..	81, Above Bar, Southampton, Hants.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
1303	A. Jan. 1886 F. Mar. 1890	HILLIARD, GEORGE EDWARD ..	Chelmsford.
1388	Apr. 1887	HILTON, JOHN	30, Budge Row, E.C., and 17, Montpel Row, Blackheath, S.E.
3545	A. Oct. 1899 F. May 1905	*HINCHSLIFF, EDWARD ROBERT..	Urban District Council Office, Bar Glamorganshire.
2079	May 1891	HINCKS, HENRY THORP	Wigston Hall, Leicester.
3695	A. Oct. 1900 F. Nov. 1901	*HINDMARSH, RALPH FREDERICK	Tyne Improvement Commission, Engineer's Office, Newcastle-on-Ty
2273	Nov. 1891	HINDS, HENRY	57, Queen Street, Ramsgate, Kent.
900	Feb. 1883	HINE, GEORGE THOMAS	35, Parliament Street, S.W., and Victo Street, Nottingham.
6273	A. Oct. 1911 F. July 1912	*HINES, ERNEST OWEN	Oxted House, St. John's, Ipswich.
3385	A. Oct. 1898 F. Oct. 1910	*HINKS, HENRY	1, Graham Road, Purley, Surrey.
1783	Apr. 1890	HIPPISLEY, WILLIAM JOHN ..	Northam House, Wells, Somerset.
815	May 1882	HITCHCOX, WILLIAM	Bank Chambers, Newport, Monmout shire.
4190	A. Oct. 1903 F. Dec. 1910	*§HOARE, ARTHUR JOHN	38, Strathbrook Road, Streatha Common, S.W.
1769	Mar. 1890	HOBBS, JOHN	Estate Office, Ashford, Kent.
518	Dec. 1878	HOBGEN, FRANCIS NEALE	East Street, Chichester, Sussex.
2080	May 1891	HOBGEN, THOMAS CECIL	Highleigh, Sidlesham, near Chichest Sussex.
888	Feb. 1883	HOBSON, FREDERICK WILLIAM ..	79, Coleman Street, E.C.
5587	Oct. 1909	HODGES, ARTHUR POOL	H.M. Office of Works, Storey's Ga S.W.
4321	Oct. 1904	HODGSON, HARRY MOORE.. ..	25, Bedford Row, W.C.
2810	Sep. 1895	HODSON, GILBERT NEVILLE ..	Ardbrae, Bray, Co. Wicklow.
2809	Sep. 1895	HODSON, RICHARD EDMOND, M.A. (*Dublin*)	Coolfadda House, Bandon, Co. Cork.
2275	Nov. 1891	HODSON, WILLIAM	472, West Green Road, N.
2081	May 1891	HOGGARTH, ARTHUR	Kendal, Westmorland.
4445	A. Oct. 1904 F. May 1910	*HOGWOOD, DOUGLAS CLARENCE	6, Queen Street, Ramsgate, Kent.
1155	May 1884	HOLIDAY, FREDERICK DEAN ..	Bicester, Oxfordshire.
2587	A. Oct. 1893 F. Feb. 1897	*HOLIDAY, PERCY CAVE	Bicester, Oxfordshire.
3387	A. Oct. 1898 F. July 1901	*HOLL, MACKINTOSH MELENG ..	c/o Stewart Holl & Co., 22, Great Helen's, E.C.
893	A. Feb. 1883 F. Nov. 1889	HOLLAND, THOMAS JAMES, JUN.	14, Raleigh Gardens, Brixton Hill, S.
2278	Nov. 1891	HOLLOWAY, HARRY HOWNAM ..	Market Harborough, Leicestershire.
2279	Nov. 1891	HOLMAN, GEORGE EDWARD ..	6, King's Bench Walk, Temple, E.C.
2009	Mar. 1891	HOLMES, MONTAGU	33, Paternoster Row, E.C.
3845	A. Oct. 1901 F. July 1907	*§HOLMES, MONTAGU PRICE	33, Paternoster Row, E.C.
2811	Sep. 1895	HOLMES, WILLIAM EDEN	Moyle Park, Clondalkin, Co. Dublin.
2281	Nov. 1891	HOMAN, FRANKLIN GEORGE ..	184, Eastgate, Rochester, Kent.
1595	A. Feb. 1889 F. May 1897	*HOMAN, HUBERT FRANKLIN ..	184, Eastgate, Rochester, Kent.

Date of Election and of Transfer.	FELLOWS.	Address.
Feb. 1890	HONEYBALL, FRED. THOMAS ..	Deal, Kent.
A. Oct. 1901 F. May 1903	*HOOD, HERBERT CHARLES.. ..	8, Union Court, Old Broad Street, E.C.
A. Oct. 1896 F. Dec. 1900	*‡§HOOD, THOMAS, JUN.	Ras-el-Khalig, Egypt.
June 1896	*HOOD, WALTER RICHARD	8, Union Court, Old Broad Street, E.C.
A. Oct. 1899 F. July 1901	*HOOLEY, ARTHUR JOHN	The College, All Saints', Derby.
A. Oct. 1900 F. June 1908	*HOOPER, ALFRED EGBERT.. ..	10, High Street, Marlborough, Wiltshire.
A. Jan. 1888 F. Jan. 1896	*HOOPER, CECIL HENRY	South Eastern Agricultural College, Wye, Kent.
A. Oct. 1895 F. Nov. 1899	*†HOOPER, EDGAR WILFRED ..	Haslemere, Beemfort Road, Reigate, Surrey.
Dec. 1889	HOPKINS, ALFRED JAMES	37, Mortimer St., Cavendish Square, W.
A. Oct. 1901 F. June 1909	*HOPKINS, PERCY RAYNES.. ..	6, Ely Place, Dublin.
Nov. 1891	HOPKINSON, ALFRED, A.M.I.C.E.	15, Agur Street, Bury, Lancashire.
Mar. 1891	HORNE, EDMUND	High Street, Hounslow, Middlesex.
Apr. 1882	*HORNE, W. EDGAR, M.P. (*Past-President*)	5, Tilney Street, W.
May 1887	HORNOR, CHARLES JARED.. ..	32, Prince of Wales' Road, Norwich.
May 1887	HORNOR, FRANCIS	Queen Street, Norwich.
Oct. 1908	HORSBRUGH, CHARLES EDWARD	Blairquhosh, Blanefield, Glasgow.
May 1890	HORSEY, FREDERICK JOHN TERRY	11, Billiter Square, E.C.
Mar. 1890	HORSFALL, RICHARD EDGAR ..	22A, Commercial St., Halifax, Yorkshire.
A. Oct. 1905 F. May 1909	*HORSFIELD, JOHN NIXON, A.R.I.B.A.	Parliament Chambers, Westminster, S.W., and Arden, Portsmouth Avenue, Thames Ditton, Surrey.
A. Oct. 1901 F. Nov. 1905	*§HOSEGOOD, ANDREW WEBBER..	Williton, Somerset.
A. Oct. 1901 F. July 1902	*HOSKINS, MARCUS	Shire Council Chambers, Wellington, New South Wales.
A. Oct. 1905 F. Apr. 1911	*HOUGHTON, JOHN GOLDSMITH ..	Studland, Woodside Road, Woodford Wells, Essex.
Oct. 1899	*HOUGHTON, THOMAS MARCUS ..	331, Clapham Road, S.W.
Jan. 1891	HOUGHTON, WILLIAM..	58, Old Broad Street, E.C.
Feb. 1889	HOVENDEN, HENRY EDWARD ..	172, Bishopsgate, E.C.
May 1891	HOWARD, HARRY	Town Offices, Littlehampton, Sussex.
Feb. 1898	HOWATT, WILLIAM	146, Buchanan Street, Glasgow.
Oct. 1911	*HOWES, WILLIAM TROTMAN ..	Thorpe End, Fowlers Road, Salisbury.
A. Oct. 1897 F. Nov. 1906	*HOWLAND, ARTHUR FRANK ..	30, Somerset Street, Portman Square, W.
A. Feb. 1869 F. Mar. 1883	HUBBERSTY, HENRY ALFRED ..	Buxton, Derbyshire.
Apr. 1883	HUDSON, ARTHUR BYRNE.. ..	41, Chelsham Road, Clapham, S.W.
Oct. 1909	HUGGARD, WILLIAM	Clounalour, Tralee, Co. Kerry.
A. Oct. 1904 F. Oct. 1911	*HUGGINS, ERNEST GEORGE ..	3, Pancras Lane, Queen Street, E.C.
Mar. 1889	HUGMAN, CHARLES EADY	9, Adam Street, Adelphi, W.C.

‡ Special Forestry Certificate.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2087	May 1891	HUMPHREYS, JOHN HENRY ..	Castle House, Usk, Monmouthshire.
5192	A. Oct. 1907 F. Nov. 1910	*HUNNINGS, ARTHUR	Rating Surveyor's Office, Town Hall, Hackney, N.E.
4887	Oct. 1906	*HUNT, FRANK WILLIAM	9, Spring Gardens, Charing Cross, S.W.
2088	May 1891	HUNT, FREDERICK COPE	6, Queen Anne's Gate, Westminster, S.W.
2287	Nov. 1891	HUNT, FRED. WM. H., F.R.I.B.A.	30, York Place, Portman Square, W.
3551	A. Oct. 1899 F. Dec. 1902	*HUNT, GEORGE WHITAKER ..	Estate Office, Holme Lacy, Herefordshir
6143	Oct. 1911	*HUNT, JOHN, F.R.I.B.A.	30, York Place, Portman Square, W.
2089	May 1891	HUNT, THOMAS	Baldock Street, Ware, Herts.
1941	Jan. 1891	HUNTER, CECIL	Cricklewood, N.W.
2288	Nov. 1891	HURRELL, JOHN WEYMOUTH ..	25, Brazennose Street, Manchester.
4005	A. Oct. 1902 F. Oct. 1910	*HUSKINSON, ERNEST AMPHLETT	Epperstone, near Nottingham.
1016	A. Dec. 1883 F. Jan. 1891	HUSKINSON, THOMAS WILLIAM..	Epperstone Manor, Nottingham.
5365	Oct. 1908	HUSON, ERNEST WILLIAM.. ..	Director of Works Department Admiralty, S.W.
1182	A. May 1884 F. Dec. 1889	HUSSEY, ROBERT..	Birch Garth, Mickleover, Derbyshire.
5699	A. Oct. 1909 F. Jan. 1911	*HUTCHINGS, WILLIAM ARTHUR..	The Hollies, Sutton Coldfield, Warwickshire.
5610	Oct. 1909	*HUTCHINS, JAMES BUSHELL ..	22, Lord Street, Liverpool.
6124	Oct. 1911	HUTCHISON, WILLIAM HENRY ..	General Valuation Office, 6, Ely Place Dublin.
563	Jan. 1880	I'ANSON, EDWARD BLAKEWAY, F.R.I.B.A. (*Vice-President*) ..	7A, Laurence Pountney Hill, E.C.
3853	A. Oct. 1901 F. Dec. 1910	*INGRAM, CECIL WALTER	Messrs. Knight, Frank & Rutley, 20, Hanover Square, W.
4195	A. Oct. 1903 F. Apr. 1911	*INGRAM, JAMES FRANCIS	26, Victoria Street, Grimsby, Lincolnshire.
305	A. Feb. 1873 F. Jan. 1882	INGRAM, WALTER FEILDE	2, St. Andrew's Place, Lewes, Sussex.
834	Dec. 1882	INMAN, MARSHALL NISBET.. ..	7, Bedford Row, W.C.
2291	Nov. 1891	IRELAND, EDWIN BENJAMIN ..	Guestwick, East Dereham, Norfolk.
2819	Sep. 1895	IRVINE, HENRY, COL., C.B. ..	Strathlomond, Omagh, Co. Tyrone.
3191	Oct. 1897	*ISTED, SAMUEL EVELAND	6, Merton Road, Southsea, Hampshire
4122	Oct. 1903	JACKSON, HENRY..	Nandour, Latham Road, Cambridge.

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1905	*Jackson, Robert	Estate Office, Wrightington, near Wigan, Lancashire.
Dec. 1887	Jackson, William Tress.. ..	117, High Street, Sittingbourne, Kent.
Oct. 1908	*Jacob, Louis, a.r.i.b.a.	Raymond House, Theobald's Road, W.C.
Nov. 1891	James, Christian Hugh	Rudchester, Wylam-on-Tyne, Northumberland.
Feb. 1906	James, Frederick John	1, Rusham Road, Wandsworth Common, S.W.
A. Oct. 1905 F. Nov. 1909	*James, George Ernest	38, Lansdowne Road, Tottenham, N.
Oct. 1905	James, Merton John	63, Melody Road, Wandsworth Common, S.W.
Sep. 1895	Jameson, Robt. William.. ..	Campfield House, Dundrum, Co. Dublin.
A. Oct. 1894 F. June 1899	*§Jarmain, William	Fairfield, Hatch End, Pinner, Middlesex.
A. Nov. 1892 F. Oct. 1898	*Jarman, Frank Wilmot	4, Wellesley Court Road, Croydon.
Jan. 1886	Jeans, Mark	Marlborough, Wilts.
Oct. 1910	*Jefferies, Henry Charles ..	Parkholme, Ancaster Road, Ipswich.
A. Oct. 1893 F. Nov. 1895	*Jeffree, Sydney	27, Chancery Lane, W.C.
A. Oct. 1895 F. May 1897	*Jenkin, Arthur Pearse	Trewirgie, Redruth, Cornwall.
Oct. 1911	*Jenkins, Albert David	Redcroft, Swansea.
A. Oct. 1897 F. Dec. 1903	*Jenkins, Richard James.. ..	Town Hall, Portsmouth.
Oct. 1906	*Jenkins, William David.. ..	George Street, Llandilo, South Wales.
A. Oct. 1893 F. Nov. 1895	*§Jenkinson, John	The Hollies, Hopwas, Tamworth, Staffordshire.
A. Feb. 1897 F. Mar. 1899	*Jenkinson, William Eric Leigh	30 and 31, New Bridge Street, Ludgate Circus, E.C.
Feb. 1882	Jenkinson, William Wilberforce	30 and 31, New Bridge Street, Ludgate Circus, E.C.
A. Oct. 1894 F. Nov. 1897	*Jenner, William	6, Gluman Gate, Chesterfield, Derbyshire.
A. June 1896 F. June 1900	*Jennings, Fitz-Laurence Percival Dudley	137, Park Road, N.W.
Mar. 1891	Jennings, William Joseph ..	4, St. Margaret's Street, Canterbury.
Oct. 1896	Jerome, Thomas Stroud, Lieut-Colonel, i.s.o.	Mandora, Effingham Road, Surbiton, Surrey, and Horse Guards, Whitehall, S.W.
A. Nov. 1892 F. Nov. 1896	*Johnson, Bernard Marr.. ..	5, Great College Street, Westminster Abbey, S.W.
A. Oct. 1897 F. June 1910	*Johnson, Harry Labron	22, Elleray Park Road, Liscard, Cheshire.
A. May 1883 F. Jan. 1885	*Johnson, Henry	34 and 36, Gresham Street, E.C.
Feb. 1906	Johnson, Henry James	21, Queen Anne's Gate, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3392	A. Oct. 1898 F. July 1903	*JOHNSTON, REGINALD ..	133-136, High Holborn, W.C.
4011	A. Oct. 1902 F. Jan. 1904	*JOHNSTONE, AUGUSTUS FREDERIC	39, Merville Avenue, Kingstown, Co Dublin.
3466	Feb. 1899	JOHNSTONE, JAMES	Alloway Cottage, Ayr.
6145	Oct. 1911	*JOHNSTONE, JOHN THOMAS ..	Whitson Street, St. James's, Bristol.
3702	A. Oct. 1900 F. Feb. 1908	*JONAS, HAROLD DRIVER	23, Pall Mall, S.W.
1463	A. Feb. 1888 F. May 1891	*§JONAS, HARRY MARSHALL.. ..	8A, Whitehall Place, S.W., and 2 Market Hill, Cambridge.
195	A. Apr. 1869 F. Feb. 1878	JONAS, HENRY	23, Pall Mall, S.W.
4012	A. Oct. 1902 F. Nov. 1909	*JONAS, ROBERT COLLIER	23, Pall Mall, S.W.
4013	A. Oct. 1902 F. Nov. 1905	*JONES, ARTHUR ERNEST	21, High Street, Hanley, Staffs.
1265	Apr. 1885	JONES, CHARLES, M.I.C.E.	The Lodge, Culmington Road, Ealing, W
777	Mar. 1882	JONES, CHARLES FREDERICK ..	Eldon Chambers, 30, Fleet Street, E.C
3103	A. Oct. 1896 F. Dec. 1898	*JONES, ERNEST JOEL	199, Maida Vale, W.
1703	Jan. 1890	JONES, FRANCIS WILLIAM	2, Frewin Court, Corn Market St., Oxfor
964	A. May 1883 F. Nov. 1886	*†JONES, HENRY ARTHUR	49, Bedford Street, Strand, W.C.
1849	Nov. 1890	JONES, ISAAC M., M.I.C.E.	The Town Hall, Chester.
3393	A. Oct. 1898 F. Feb. 1908	*JONES, JOHN ARTHUR..	72, Grafton Road, East Acton, W.
4736	A. Oct. 1905 F. Oct. 1907	*JONES, JOHN FOX	44, Willifield Way, Golder's Green, N.W
4014	A. Oct. 1902 F. Nov. 1909	*JONES, JOHN RICE	Valuer's Office, Victoria Chambers, T Parade, Neath, Glamorganshire.
673	A. Dec. 1881 F. May 1891	JONES, THOMAS, M.I.C.E.	5, Little George Street, Westminster, S.W
5481	A. Oct. 1908 F. June 1911	*JONES, URWICK MEREDITH ..	Clyro, Upland Road, Selly Park Birmingham.
2013	Mar. 1891	JONES, WILLIAM EDWARD.. ..	Anglesey Estate Office, Graig, Llanfai pwll, Anglesey.
2298	Nov. 1891	JOSELAND, CHARLES	Bank Buildings, Kidderminster, Worce tershire.
1467	Mar. 1888	JOSEPH, DELISSA, F.R.I.B.A. ..	Portland House, Basinghall Street, E.C
3704	A. Oct. 1900 F. July 1912	*KAYE, HERBERT..	8, St. John's North, Wakefield, Yorkshi
412	A. Dec. 1875 F. Mar. 1887	KAYE, JOHN EDWARD	Tynedale, Porchester Road, Bourn mouth, Hampshire.

† Special Sanitary Science Certificate.

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1906	KEARNS, ROBERT MATTHEW ..	H.M.Office of Works,Storey's Gate,S.W
Nov. 1880	KEIRLE, ROBERT, F.R.I.B.A. ..	18, Oakwood Court, Kensington, W.
Feb. 1901	*KELLY, JOHN GEORGE	Roseneath, Totley Rise, Sheffield.
Sep. 1895	KELLY, RICHARD HENRY	21, The Mall, Waterford.
A. Oct. 1906 F. Nov. 1908	*KELLY, SYDNEY APPLETON ..	136, The Albany, Oldhall Street, Liverpool.
Oct. 1909	KEMPSTER, JOHN, B.E.	95, Lower Leeson Street, Dublin.
Oct. 1909	KENNEDY, MICHAEL A.	Kinkella, Loughrea, Co. Galway.
May 1884	KENT, GEORGE EDWARD	"Normanhurst," Cavendish Road, Southsea, Hants.
Nov. 1891	KENWRICK, GEORGE	83, Colmore Row, Birmingham.
A. Oct. 1897 F. Apl. 1901	*§KERR, JOHN MURRAY	Inland Revenue, London City & Midland Bank Chambers, High Street, Lincoln
Oct. 1898	*KERRUISH, WILLIAM MALTBY ..	21, Athol Street, Douglas, Isle of Man.
Apr. 1889	KERSEY, ALEX. H., F.R.I.B.A. ..	21, Finsbury Pavement, E.C.
Nov. 1890	KIDWELL, JOHN	St. Margaret's Bank, Rochester, Kent.
A. Oct. 1894 F. Sep. 1903	*KILLICK, ANTHONY EDWARD ..	32, The Avenue, Eastbourne, Sussex.
Sep. 1895	KINCAID, JOSEPH WESTBY.. ..	7, Leinster Street, Dublin.
Jan. 1883	KING, FRANK HULME..	Horsham, Sussex.
May 1884	KING, HENRY	Stourbridge, Worcestershire.
A. Oct. 1896 F. Feb. 1901	*KINGSFORD, PERCY HAMILTON	24, High Street, Canterbury, Kent.
Nov. 1888	KIRBY, EDMUND, F.R.I.B.A. ..	5, Cook Street, Liverpool.
A. Feb. 1899 F. Sep. 1903	*KIRBY, FRANCIS JOSEPH	5, Cook Street, Liverpool.
A. Jan. 1896 F. Nov. 1900	*KIRK, JOHN WRIGHT	30, Stockwell Road, S.W.
Oct. 1908	*KIRKBY, REGINALD GUY	32, John William Street, Huddersfield, Yorks.
Feb. 1898	KIRKWOOD, CHARLES	61, West Regent Street, Glasgow.
Oct. 1909	KIRWAN, DENIS BIRMINGHAM ..	Dalgin, Tuam, Co. Galway.
Nov. 1891	KITTOW, JOHN	West Holm, Launceston, Cornwall.
Feb. 1892	KNIGHT, EDGAR WALSH	57, Halesworth Road, Lewisham, S.E., and Birkbeck Bank Chambers, Chancery Lane, W.C.
A. Oct. 1903 F. Oct. 1907	*KNIGHT, FREDERICK WILLIAM ..	38, Parliament Street, S.W.
A. Nov. 1892 F. Nov. 1901	*KNIGHT, GEORGE EDWARD ..	3, Lincoln's Inn Fields, W.C.
Oct. 1896	KNIGHT, HENRY ST. JOHN, CAPT.	R.E. Office, Bordon Camp, Surrey.
A. Oct. 1899 F. Sep. 1904	*§KNOWLES, GEORGE POTTER, B.SC. (*Lond.*), A.M.I.C.E.	39, Victoria Street, Westminster, S.W.
A. Dec. 1882 F. Dec. 1889	KNOWLES, HENRY	Egerton House, The Spa, Gloucester.
A. Oct. 1906 F. Dec. 1911	*KNOWLES, JOSEPH BERTRAM ..	39, Victoria Street, Westminster, S.W.
Oct. 1909	*KNOWLES, LESLIE S.	47, Portman St., Moss Side, Manchester.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3178	Oct. 1897	KNOX, ALEXANDER	53, Bothwell Street, Glasgow.
2828	Sep. 1895	KNOX, EDWARD ERNEST	8, Milward Terrace, Bray, Ireland.
3467	Feb. 1899	LAING, DAVID TAYLOR	20, Bridge Street, Glasgow.
2971	A. Oct. 1895 F. June 1899	*LAKE, CUTHBERT JOSEPH	9, Stone Buildings, Lincoln's Inn, W.C. and Hatch End, Middlesex.
3857	A. Oct. 1901 F. May 1910	*LAKE, RALPH JULIAN	Heage House, Crouch Hill, N.
2972	A. Oct. 1895 F. Oct. 1896	*LAKIN-SMITH, ERNEST	Colmore House, 21, Waterloo Street, Birmingham.
4017	A. Oct. 1902 F. May 1910	*LAMBERT, ARTHUR JOHN	7, Lodge Road, St. John's Wood, N.W.
1553	A. Jan. 1889 F. Dec. 1891	*LAMBERT, GODFREY CHARLES ..	10, Basinghall Street, E.C.
2307	Nov. 1891	LAMMIE, GEORGE	138, Hope Street, Glasgow.
1398	Dec. 1887	LANCASTER, CHARLES HOLLAND	Union Offices, Brougham Terrace, West Derby Road, Liverpool.
2591	A. Oct. 1893 F. Oct. 1899	*LANCASTER, JOHN ROY	85, Gresham Street, E.C.
5488	A. Oct. 1908 F. Jan. 1912	*LANDER, SIDNEY MONTEM ..	Valuer's Office, 3 Sansome Place, Worcester.
2090	May 1891	LANE, ERNEST LACAN	81, Old Christchurch Rd., Bournemouth, Hants.
1688	Jan. 1890	LANG, CHARLES AUGUSTUS	3, King Street, Cheapside, E.C.
762	Feb. 1882	LANGRIDGE, GEORGE .. .. .. (*Past-President*).	Tunbridge Wells, Kent, and 28, Queen Street, Cheapside, E.C.
3858	A. Oct. 1901 F. May 1905	LANGRIDGE, WALTER FREDERICK	Tunbridge Wells, Kent, and 28, Queen Street, Cheapside, E.C.
1645	Dec. 1889	LARMUTH, GEORGE HORATIO ..	Wilton Chambers, 10, St. Ann's Square, Manchester.
3559	A. Oct. 1899 F. July 1903	*LATHAM, ALBERT TUMMONS ..	100, High Street, Croydon.
2015	Mar. 1891	LATTER, HUGH ROBINSON	The Town Hall, Bromley, Kent.
145	Nov. 1868	LAURANCE, JOHN	Shortacre, Peterborough, Northamptonshire.

Date of Election and of Transfer.	FELLOWS.	Address.
May 1891	LAWRANCE, WALTER	14, Tavistock Square, W.C.
Jan. 1891	LAWRENCE, ARTHUR	Great Marlow, Bucks.
A. Oct. 1902 F. Dec. 1910	*LAWRENCE, CHARLES PHILLIPS ..	8, Carleton Gardens, Stanwix, Carlisle.
A. Oct. 1901 F. Oct. 1907	*LAWRENCE, JOHN, N.D.A.	Messrs. Crawter, Cheshunt, Hertfordshire.
A. Dec. 1883 F. Nov. 1889	LAWRENCE, WILLIAM ROBERT ..	57 and 58, Chancery Lane, W.C.
A. Oct. 1898 F. Nov. 1907	*LEAKE, ROBERT	Scarsdale, The Mall, Southgate, N.
A. Oct. 1903 F. Sep. 1904	*LEANING, AUBREY RUPERT SIDNEY	Kingsgate House, 115, High Holborn, W.C.
A. Jan. 1891 F. Mar. 1895	*LEANING, HENRY JOHN	28, John Street, Bedford Row, W.C.
A. Oct. 1894 F. Nov. 1895	*LEANING, WILLIAM ARTHUR ..	28, John Street, Bedford Row, W.C.
Oct. 1894	*LEATHER, GEORGE HERBERT ..	North British Buildings, East Parade, Leeds.
A. Oct. 1897 F. Oct. 1900	*LEATHER, WILLIAM BEAUMONT ..	The Hollies, Leeds.
Feb. 1874	LEE, FREDERICK	12, Little College Street, S.W.
A. Jan. 1887 F. Nov. 1893	*LEE, JOHN WILFRID	Town Hall, Haverstock Hill, N.W.
Feb. 1884	LEE, WILLIAM	143½, High Street, Guildford.
A. Oct. 1901 F. Feb. 1904	*LEE-NORMAN, ALEXANDER HENRY	Estate Office, Rush, Co. Dublin.
Oct. 1895	*LEEDER, ERNEST HOLTHAM ..	46, Waterloo Street, Swansea, Glamorganshire.
A. Oct. 1901 F. Nov. 1906	*LEES, FRANK ARTHUR	District Valuer's Office, High Wycombe, Bucks.
Oct. 1905	LEEST, FREDERICK CHARLES ..	H.M. Dockyard, Rosyth.
Oct. 1904	LE FANU, VICTOR CHARLES ..	Estate Office, Bray, Co. Wicklow.
Dec. 1882	LEMON, SIR JAMES, M.I.C.E., F.R.I.B.A.	11, The Avenue, Southampton.
Jan. 1882	LEPPER, JOHN HARRAGE	10, Market Square, Bromley, Kent.
A. Jan. 1873 F. Apr. 1882	LERMIT, ALFRED WILLIAM	7, Heeren Street, Malacca, Straits Settlements.
A. Feb. 1902 F. May 1905	*LESLIE, HENRY GEORGE, A.R.I.B.A.	34 Ely Place, Holborn Circus, E.C.
Oct. 1904	L'ESTRANGE, HENRY G.	The Estates Office, Sligo.
Feb. 1908	LIGHTBODY, FORREST HAY ..	56, Queen Street, Edinburgh.
Dec. 1881	LIGHTFOOT, FRANCIS LOWRY, B.A. (*Oxon*)	549-550, Salisbury House, London Wall, E.C.
Feb. 1883	LIGHTFOOT, HENRY LE BLANC, M.A. (*Oxon*)	Corpus Christi College, Oxford.
Dec. 1889	LINAKER, CHARLES EDWARD ..	Frodsham, Cheshire.
A. Oct. 1900 F. May 1909	*LISNEY, HARRY	The General Valuation Office, 6, Ely Place, Dublin.
Dec. 1887	LISTER-KAYE, CHARLES WILKINSON	Osberton, Worksop, Notts.
Nov. 1891	LITTLE, WILLIAM	Hutton Hall, Penrith, Cumberland.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
4208	A. Oct. 1903 F. Jan. 1909	*Living, Robert	High Street, Hornchurch, Essex.
4462	A. Oct. 1904 F. Apr. 1911	*Llewellyn, Arthur Henry ..	Valuer's Office, 3, Offa Street, Hereford
2834	Sep. 1895	Lloyd, Averell..	Benburb, Moy, Co. Tyrone.
3399	A. Oct. 1878 F. Dec. 1901	*§Lloyd, Donald	Messrs. Ellen and Son, Andover, Hants.
4463	A. Oct. 1904 F. Jan. 1911	*§Loban, Gustavus Taylor ..	Devonshire Club, St. James's, S.W., and Inland Revenue, Somerset House, W.C.
648	Dec. 1881	Lock, William Henry	Instow, North Devon.
3468	Feb. 1899	Lockhart, Peter	Heads Nook, Carlisle, and Viaduct Chambers, Carlisle.
3564	A. Oct. 1899 F. Nov. 1903	*Lofthouse, Albert Wilson ..	Woodcroft, Marton, S.O., and 129, Albert Road, Middlesbrough, Yorkshire.
1164	A. May 1884 F. June 1891	Lofts, Henry Fairlam	130, Mount St., Grosvenor Square, W.
3469	Feb. 1899	Logan, James	Coltness, Wishaw, Lanarkshire.
3565	A. Oct. 1899 F. Nov. 1900	*Lomas, Albert Daniel	Estate Department, Lancashire and Yorkshire Railway, Manchester.
4333	Oct. 1904	Longfield, Henry Foster ..	Grange Erin, Douglas, Cork.
5837	Oct. 1910	Long, Leland	Director of Works Department, Admiralty, Whitehall, S.W.
2462	A. Nov. 1891 F. July 1895	*Longsdon, Ernest Morewood	Newbolt House, near Chesterfield, Derbyshire.
1138	Apr. 1884	Looker, John	The Terrace, Huntingdon.
2314	Nov. 1891	Loring, John	Doddington, Nantwich, Cheshire.
1396	Nov. 1887	Lovegrove, Henry, A.R.I.B.A. ..	18, Foxgrove Road, Beckenham, Kent, and 124, High Street, Shoreditch, E.
1126	A. Mar. 1884 F. Feb. 1891	Low, Robert John	St. Albans, Hertfordshire.
2532	A. Nov. 1892 F. June 1897	*Lucas, John Archibald, A.R.I.B.A.	Guildhall Chambers, High Street, Exeter.
1648	Dec. 1889	Lucas, William Edward.. ..	Bexley, Kent.
1742	Feb. 1890	Ludlow, Colonel Walter Robert, C.B.	19, Temple Street, Birmingham, and Lovelace Hill, Solihull, Warwickshire.
3567	A. Oct. 1899 F. June 1900	*Luker, Dyneley	19, Basinghall Street, E.C.
5601	Oct. 1909	Lyle, Sydney J.	Ballycastle, Co. Antrim.
2095	May 1891	Lynam, Charles, F.R.I.B.A. ..	Stoke-on-Trent, Staffordshire.
5612	Oct. 1909	*Lynam, George Trotter.. ..	Town Hall, Burton-on-Trent.
3569	A. Oct. 1899 F. Jan. 1903	*Lynes, Humphrey Dod	The Halkyn Estate Office, Holywell, Flintshire.
4025	A. Oct. 1902 F. June 1909	*Lyon, Michael Lewis	25, Great James Street, Bedford Row, W.C.
3308	Feb. 1898	Lyons, Francis Oliver, M.A. (*Dublin*)	6, Ely Place, Dublin.
1743	Feb. 1890	Lywood, Edwin..	16, Weyhill Road, Andover, Hants.

Date of Election and of Transfer.	FELLOWS.	Address.
Nov. 1891	MACCALLUM, ALEXANDER DUNCAN	132, West Nile Street, Glasgow.
Feb. 1899	MCCALLUM, JAMES	Town Hall, Motherwell, Lanarkshire.
June 1896	M'CLINTOCK, ARTHUR	24, Nassau Street, Dublin.
Oct. 1904	MCCLURE, ROBERT	Estates Office, Glenhazel, Kenmare, Co. Kerry.
Nov. 1891	MCCRACKEN, WILLIAM	Englesea House, Crewe.
Sep. 1895	MCDONALD, ALLAN, M.A. (*Dublin*)	Glenarm, Co. Antrim.
A. Dec. 1889 F. Mar. 1895	*§MACDONALD, ARTHUR, M.A. (*Cantab.*)	Tring, Herts.
Feb. 1899	MACDONALD, RANALD RODERICK	16, Union Terrace, Aberdeen.
May 1891	MACDOUGALL, ROBERT	63, John Street, Glasgow.
A. Oct 1908 F. Oct. 1911	*MCGHIE, CHARLES	38, Collingwood Buildings, Collingwood Street, Newcastle-on-Tyne.
Feb. 1908	MCHARRIE, STAIR	Rephad, Stranraer, Wigtownshire.
A. Oct. 1907 F. May 1909	*MCILWRAITH, JOHN FORSYTH ..	11, Benet Street, Cambridge.
Feb. 1910	MCINTOSH, RICHARD	Chumba, Punjab, India.
Oct. 1908	MCLAREN, JOHN THOMAS	The Leuchold, Dalmeny Park, Edinburgh.
Feb. 1908	MCMICHAEL, JAMES	1, Argyll Arcade, Glasgow.
Oct. 1895	*MACNICOLL, DOUGLAS HENRY ..	Derwas, Abergele, Denbighshire.
Feb. 1899	MACPHERSON, WILLIAM	Montrose Estates Office, Catter House, Drymen, Stirlingshire.
Nov. 1891	‡MADGE, JOHN	Somerset House, Chard, Somersetshire.
A. Oct. 1903 F. Apr. 1911	*MADGE, WILFRID	Valuer's Department, 4, Lancaster Place, W.C.
A. Oct. 1900 F. Feb. 1908	*MAGGS, LEONARD	The Hollies, Walnut Grove, Radcliffe-on-Trent, Nottinghamshire.
Jan. 1896	MAHON, GEORGE GILBERT	The Rent Office, Ahascragh, Co. Galway.
A. Oct. 1905 F. June 1911	*MAKINS, JAMES VINCENT	30, George Square, Glasgow.
Oct. 1908	MALCOLM, GEORGE	66, High Street, Fort William, Inverness-shire
Oct. 1904	*MALTBY, CHARLES MIDLAM ..	40, Knightsbridge, S.W.
Jan. 1869	MANN, CHARLES JOHN	50, Parliament Street, S.W.
Nov. 1891	MANN, JABEZ, A.M.I.C.E.	2, Tubs Hill, Sevenoaks, Kent.
Apr. 1890	MANN, J. BAGSHAW	12, Lower Grosvenor Place, S.W.

‡ Special Forestry Certificate.

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1554	A. Jan. 1889 F. Feb. 1893	*MANN, ROBERT BAGSHAW.. ..	50, Parliament Street, S.W.
6146	Oct. 1911	*MARKHAM, FREDERICK WARREN	90, Deansgate, Manchester.
1947	Jan. 1891	MARKS, HYMAN	19, Ludgate Hill, E.C.
2839	Sep. 1895	MARMION, THOMAS HENRY.. ..	Estates Office, Cappoquin, Co. Waterfor
5503	A. Oct. 1908 F. Oct. 1909	*MARSDEN, JOHN WILLIAM.. ..	108, Deansgate, Manchester.
5723	A. Oct. 1909 F. Oct. 1910	*§MARSH, FREDERICK STEPHEN..	Waverley, All Saints' Road, Peterboro
626	A. Nov. 1881 F. Nov. 1884	MARSHALL, LIONEL HASLER ..	Chippenham, Wilts.
1785	Apr. 1890	MARSHALL, PETER	3, Hartshead, Sheffield.
2631	A. Feb. 1894 F. Oct. 1897	*§MARTIN, ALFRED JOHN	Alton, Hants.
4996	A. Oct. 1906 F. Jan. 1912	*MARTIN, HARRISON	27, Chancery Lane, W.C.
1555	A. Jan. 1889 F. Jan. 1896	*§MARTIN, HEBER GAMBLING ..	Littleport, Isle of Ely, Cambridgeshir
364	Jan. 1875	MARTIN, HOWARD .. .. (*Past-President*)	27, Chancery Lane, W.C., and Elstre Nutfield, Surrey.
3714	A. Oct. 1900 F. Feb. 1903	*MARTIN, JOHN PATTINSON.. ..	63, High Street, Lewes, Sussex.
1649	Dec. 1889	MARTIN, ROBERT FREWEN.. ..	Mountsorrel, Loughborough, Leiceste shire.
2559	A. Oct. 1893 F. Mar. 1898	*MARTIN, SAMUEL..	Valuation Department, South Lond Division, Duchy Rooms, Somers House, W.C.
1533	A. Dec. 1888 F. July 1892	*‡MARTIN, THOMAS	67, Teddington Park, Teddington, Middlesex.
1589	Feb. 1889	MARVIN, ALBERT EDWARD.. ..	The Grove, Carisbrooke, Isle of Wight
3478	Feb. 1899	MARWICK, THOMAS PURVES ..	43, York Place, Edinburgh.
1598	Mar. 1889	MASON, CHARLES..	Newton House, Queen Street, Loutl Lincolnshire.
1677	A. Dec. 1889 F. June 1908	*MASON, CHARLES WILLIAM HAYLEY	49, Leamington Road Villas, West bourne Park, W.
4029	A. Oct. 1902 F. Jan. 1906	*MASON, HERBERT WALTER ..	The Hutch, Ferndale Road, Banstea Surrey.
1091	Feb. 1884	MASON, WILLIAM ARTHUR.. ..	31A, Colmore Row, Birmingham.
1288	A. Dec. 1885 F. Nov. 1888	*MASSIE, FRANK, M.I.C.E.	Tetley House, Kirkgate, Wakefiel Yorkshire.
696	Jan. 1882	MASTERMAN, GEORGE HUGHES..	34 and 36, Gresham Street, E.C.
3715	A. Oct. 1900 F. Nov. 1901	*MATHER, JAMES	30, George Square, Glasgow.
995	Dec. 1883	MATHEWS, JOSEPH DOUGLASS, F.R.I.B.A.	11, Dowgate Hill, E.C.
2596	A. Oct. 1893 F. Apr. 1896	*MATHEWS, LEWIS OSLER, M.A. (*Cantab.*)	12, Waterloo Street, Birmingham.
2840	Sep. 1895	MAUDE, ANTHONY FRITZ, CAPT.	Belgard Castle, Clondalkin, Co. Dubli
2842	Sep. 1895	MAUDE, CHRISTOPHER HUGH ..	Lenaghan, Enniskillen, Co. Fermanag
5602	Oct. 1909	MAUNSELL, GEORGE EDWARD SCARLETT	Donadea Castle, Donadea, Co. Kildar

‡ Special Forestry Certificate.

Date of Election and of Transfer.	FELLOWS.	Address.
Sep. 1895	MAUNSELL, RICHARD EDWARD..	9, Ely Place, Dublin.
Oct. 1911	MAXTONE, DAVID MURRAY ..	County Buildings, Campbeltown, Argyllshire.
... Oct. 1901 '. Sep. 1902	*MAXWELL, DAVID BENJAMIN ..	Riverside, Great Blakenham, Ipswich.
.. Jan. 1887 '. Jan. 1890	*MAXWELL, FRANCIS WILLIAM ..	25, Brazennose Street, Manchester.
Sep. 1895	MAXWELL, HENRY PERCEVAL ..	Lansdowne Lodge, Kenmare, Co. Kerry.
Oct. 1898	*MAXWELL, JOSEPH ARCHIBALD..	21, Marlborough Road, Banbury, Oxfordshire.
Nov. 1891	MAY, THOMAS HENRY	Haslin House, Harpur Hill, Buxton, Derbyshire.
A. Oct. 1903 F. June 1910	*MAYHEW, ROBERT HENRY JEWERS, A.R.I.B.A.	Edmondsbury, Genoa Road, Anerley, S.E.
A. Oct. 1899 F. May 1903	*MEABY, THOMAS JAMES, JUN. ..	Canford Estate Office, Wimborne, Dorsetshire.
A. Oct. 1902 F. June 1912	*§MEACHER, EDMUND	Worcester Chambers, Pierpoint Street, Worcester.
Jan. 1891	MEADE, THOMAS DE COURCY, M.I.C.E.	The Town Hall, Manchester.
Oct. 1909	MEDCALF, WILLIAM	6, Clare Street, Dublin.
A. Nov. 1892 F. Aug. 1893	*MELLENFIELD, JAMES HENRY ..	517, Hackney Road, N.E.
Dec. 1879	MELLERSH, ALFRED WILLIAM ..	Godalming, Surrey.
Jan. 1891	MELLOR, THOMAS HENRY	1, Laurence Pountney Hill, E.C.
A. Jan. 1888 F. Sep. 1902	*†MELROSE, FRANK..	28, Martin's Lane, Cannon Street, E.C.
Mar. 1887	MENZIES, WILLIAM	Golspie, Englefield Green, Surrey.
A. Oct. 1894 F. June 1897	*MERCER, CHARLES EDWARD ..	Estate Office, S.E. Railway, Tooley St., London Bridge Station, S.E.
A. Jan. 1891 F. Dec. 1894	*§MERRY, ARTHUR WALKER.. ..	17, High Street, Leighton Buzzard, Beds.
May 1891	MERRY, THOMAS	9, Abington Street, Northampton.
Oct. 1894	*MESSENGER, HENRY	77, Chancery Lane, W.C.
Feb. 1882	MESSENGER, WILLIAM HARRY ..	Town Hall Chambers, Guildford.
Dec. 1884	*‡MICHELMORE, ALFRED (*Member of Council*)	Gate House, Totnes, Devon.
Feb. 1908	MIDDLETON, JAMES	Estate Office, Braehead, Kilmarnock.
Nov. 1888	MIDDLETON, REGINALD EMPSON, M.I.C.E.	17, Victoria Street, S.W.
Nov. 1891	MILLAR, WILLIAM GALT	1, Arcade Chambers, Reading.
Oct. 1896	*MILLER, JOHN EZRA, A.M.I.C.E. ..	4, Brookside Ter., Sunderland, Durham.
A. Oct. 1900 F. Dec. 1903	*MILLS, ARTHUR ERNEST	General Valuation Office, 6, Ely Place, Dublin.
May 1884	MILLS, SAMUEL MEALING	51, London Street, Norwich.
Feb. 1886	MILLS, WILLIAM EDWARD	57, Hamilton Square, Birkenhead, Cheshire

† Special Sanitary Science Certificate.

‡ Special Forestry Certificate.

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2328	Nov. 1891	MILLYARD, JOHN WILLIAM	Estate Office, Saltmarshe Castle, Bron yard, Herefordshire.
2463	A. Nov. 1891 F. Oct. 1892	*MITCHELL, GEORGE SHARMAN ..	Broadbridge Place, Horsham, Sussex.
4215	A. Oct. 1903 F. June 1911	*MITCHELL, HAROLD HASTINGS ..	Beechwood, Hucclecote, Gloucester.
1232	A. Dec. 1884 F. Nov. 1890	*MIXER, EDWARD	Ilchester House, Uxbridge Roa Station, W.
1718	Feb. 1890	MONCKTON, HENRY PERCIVAL, F.R.I.B.A.	32, Walbrook, E.C.
2330	Nov. 1891	MONIER-WILLIAMS, STANLEY FAITHFULL, A.R.I.B.A.	47A, Eccleston Place, S.W.
5097	Oct. 1907	*MONSON, EDWARD CHARLES PHILIP, F.R.I.B.A.	Finsbury Pavement House, E.C., ar 182, High Street, Acton, W.
1951	Jan. 1891	MONTAGU, HENRY HAVELOCK ..	36, Coleman Street, E.C.
4758	A. Oct. 1905 F. June 1910	*MONTGOMERY, WILLIAM ALEXANDER	2, Wellington Place, Belfast.
4034	A. Oct. 1902 F. Nov. 1904	*MOODY, HERBERT JOHN	10, Quested Villas, Surrenden Roa Folkestone, Kent.
1771	Mar. 1890	MOODY, THOMAS	4, Suffolk Street, Pall Mall East, S.W
1576	Feb. 1889	MOORE, ALFRED	7, Leadenhall Street, E.C., and 33, Mi End Road, E.
1165	A. May 1884 F. May 1888	*MOORE, HAROLD EDWARD	41, Bedford Row, W.C.
4606	Oct. 1905	MOORE, THOMAS IVOR	H.M. War Office, S.W.
2331	Nov. 1891	MORGAN, BENJAMIN BRAUFORD	1, Upper King Street, Norwich.
1772	Mar. 1890	MORRIS, CHARLES	TheLodge, Radcliffe-on-Trent, Notts, a 27, Bridlesmith Gate, Nottingham.
1443	Jan. 1888	MORRIS, EDWARD HENRY	Clive Place, Welshpool, Montgomery shire.
2332	Nov. 1891	MORRIS, HAROLD GEORGE	67 and 68, Cheapside, E.C.
2538	A. Nov. 1892 F. Oct. 1894	*MORRIS, RICHARD PERCIVAL ..	21, Montserrat Road, Putney, S.W.
2699	A. Oct. 1894 F. Oct. 1899	*MORRIS, WILLIAM HENRY	West House, Chirbury, Shropshire.
3671	A. Oct. 1900 F. Oct. 1909	*MORRIS-DAVIES, JAMES GEORGE	Hafod Estate Office, Devil's Bridg S.O., Cardiganshire.
3872	A. Oct. 1901 F. Mar. 1909	*MORRISON, IVOR CHARLES	Alma, St. Albans, Herts.
1127	A. Mar. 1884 F. Jan. 1891	MOSS, THOMAS WALTER	7, Gray's Inn Place, W.C.
3065	Oct. 1896	MOXON, HERBERT WILLIAM, MAJOR	R.E. Office, Abbey Field, Colcheste Essex.
2145	A. May 1891 F. May 1892	*MÜLLER, JOHN JOSEPH, A.R.I.B.A.	39, Cromwell Avenue, Highgate, N.
3575	A. Oct. 1899 F. Jan. 1912	*MUMBY, ELVIN FOWLER	War Office, 80, Pall Mall, S.W.
4219	A. Oct. 1903 F. Oct. 1910	*MUNDELL, JOSEPH EDWARD, A.R.I.B.A.	157, Wool Exchange, Coleman Stree E.C.
2017	Mar. 1891	MUNDY, HERBERT	Manvers Street, Trowbridge, Wilts.
2334	Nov. 1891	MUNDY, THOMAS EDWARD, A.R.I.B.A.	6, Lincoln Street, Sloane Square, S.W

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1898	MURDOCH, ROBERT	91, Maxwell Road, Glasgow.
Sep. 1895	MURPHY, JAMES FRASER, MAJOR	Estate Office, Boyle, Co. Roscommon.
Feb. 1899	MURRAY, JOHN CAMPBELL.. ..	Pollok Estates Office, 216, West George Street, Glasgow.
Feb. 1899	MURRAY, JOSEPH..	Camperdown Estates Office, Dryburgh, Lochee, Forfarshire.
Jan. 1891	MURRAY, WILLIAM	L.C.C. Education Department, 19, Charing Cross Road, W.C.
Feb. 1899	MURRAY, WILLIAM WATSON ..	Catter House, Drymen, Stirlingshire.
A. Oct. 1905 F. Oct. 1911	*§MURRELL, SIDNEY JAMES	District Valuer's Office, New London Road, Chelmsford.
Oct. 1909	MYERS, ALBERT ROBERT	H.M. Office of Works, 16, Queen Anne's Gate, S.W.
Oct. 1911	*MYERS, LEGENDER WILLIAM ..	Essex House, Beaconsfield, Bucks.
Feb. 1889	NAPIER, HENRY BURROUGHES ..	Ashton Court Estate Office, Long Ashton, Clifton, Bristol (Somerset).
A. Jan. 1869 F. Mar. 1882	NASH, ALFRED JAMES..	Farnham, Surrey.
Oct. 1904	NASH, SIR VINCENT, D.L.	85, George Street, Limerick.
Mar. 1891	NEALE, GEORGE JAMES	13, Lowndes Street, Belgravia, S.W.
Feb. 1879	NEAME, FREDERICK	Macknade, Faversham, Kent.
Apr. 1882	NEATE, ARTHUR WEBB	8, St. Mary's Hill, Newbury, and Hungerford, Berkshire.
Feb. 1906	NEIGHBOUR, WILLIAM FRANCIS..	338-351, Birkbeck Bank Chambers, Holborn, W.C.
A. Oct. 1902 F. June 1904	*NEILL, JAMES NEILL	38, Park Row, Leeds.
A. Oct. 1898 F. Feb. 1900	*NESBITT, JOHN OSCAR..	54, St. Petersgate, Stockport, Cheshire.
May 1891	NEW, EDWARD VORLEY, A.R.I.B.A.	62, George Street, Portman Square, W.
A. Oct. 1907 F. May 1910	*NEWBERY, REGINALD ALFRED ..	Amesbury, Salisbury.
A. Oct. 1903 F. Nov. 1908	*NEWBORN, CHARLES REGINALD..	Danum Cottage, Leatherhead, Surrey.
Feb. 1890	NEWILL, ROBERT HENRY	Lydbury North, Shropshire.
Dec. 1885	NEWMAN, ARTHUR HARRISON, F.R.I.B.A.	St. Thomas Chambers, 24, Railway Approach, S.E.
A. Oct. 1902 F. Apr. 1908	*NEWMAN, BERNARD	Holmwood, Uxbridge Road, Ealing Dean, W.
A. Oct. 1899 F. Jan. 1912	*NEWMAN, HENRY ARTHUR, A.M.I.C.E.	Council Offices, Church End, Finchley, N.
A. Nov. 1892 F. Oct. 1894	*NEWMAN, SAMUEL FRANK.. ..	33 and 34, Savile Row, W.
Nov. 1891	NEWMAN, THOMAS HARRY.. ..	49, High Street, Braintree, Essex.
A. Jan. 1880 F. Apr. 1886	NEWMARCH, HENRY CHARLES ..	61, Lincoln's Inn Fields, W.C.

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2846	Sep. 1895	NEWPORT, GEORGE BELLINGHAM	Ballygallor, Inistioge, Co. Kilkenny.
3112	A. Oct. 1896 F. Mar. 1899	*NEWTON, EDWIN BENNETT BRIERLEY, M.I.C.E.	Town Hall, Paddington, W.
1020	A. Dec. 1883 F. Nov. 1889	NEWTON, THOMAS EDWIN.. ..	Bank Chambers, Winchester.
3408 4612	A. Oct. 1898 F. Oct. 1905	*NICHOLSON, GUY MURRAY.. ..	338-351, Birkbeck Bank Chambers, Holborn, W.C.
2340	Nov. 1891	NICHOLSON, WILLIAM ABERNETHY	1 and 2, Queen Street, Cheapside, E.C.
1974	A. Jan. 1891 F. Apr. 1901	*NOCKOLDS, ALFRED GEORGE ..	Saffron Walden, Essex.
5383	Oct. 1908	*NORMAN, HERBERT JOHN	Clare Lodge, Southall, Middlesex.
435	Mar. 1876	NORMAN, JAMES MAURICE.. ..	Uxbridge, Middlesex.
85	July 1868	NORTH, GEORGE	Lands Improvement Company, 1, Great George Street, S.W.
958	May 1883	*NORTH, GEORGE FREDERIC.. ..	Strathfield Saye, Hampshire.
1569	Jan. 1889	NORTHCROFT, HENRY..	338-351, Birkbeck Bank Chambers, Holborn, W.C.
2019	Mar. 1891	NORTON, THOMAS HERBERT, B.A. (*Oxon.*)	7, Little College Street, Westminster, S.W.
255	Feb. 1871	NOTLEY, RICHARD ALBERT ..	14, Bow Lane, Cannon Street, E.C.
698	Jan. 1882	NOTLEY, ROBERT PLEDGE, F.R.I.B.A.	11, Paradise Row, Cambridge Road, N.E.
676	A. Dec. 1881 F. Feb. 1887	NOTTAGE, WILLIAM GRIGGS ..	Land Registry, Lincoln's Inn Fields, W.C.
2978	A. Oct. 1895 F. May 1898	*NUTTALL, HERBERT	33, Winckley Square, Preston, Lancashire.
3409	A. Oct. 1898 F. Dec. 1904	*NUTTER, JOHN	2, Marlborough Gardens, Stanwix, Carlisle.
2465	A. Nov. 1891 F. Oct. 1894	*OAKLEY, CHRISTOPHER PERCIVAL	Constitutional Club, Northumberland Avenue, W.C.
2020	Mar. 1891	OAKLEY, EDWARD BENJAMIN ..	Hinton Chambers, Bournemouth, Hants.

Date of Election and of Transfer.	FELLOWS.	Address.
..Jan. 1891 '. Dec. 1892	*Oakley, John Hubert .. .. (*Member of Council*)	4 and 5, Charles Street, St. James' Square, S.W.
..Oct. 1899 '. Apr. 1901	*O'Brien, Donough Richard ..	16, Upper Mallow Street, Limerick.
..Jan. 1891 '. Jan. 1894	*Ogden, Michael Guy	4, Hill Road, Wimbledon, S.W.
..Oct. 1897 '. Oct. 1899	*Ogilvie, Robert Mathewson..	Hayward's Heath, Sussex.
..Oct. 1906 '. Nov. 1907	*Oldham, James	12, Booth Street, Piccadilly, Manchester.
Oct. 1901	Oldrieve, William Thomas, F.R.I.B.A.	H.M. Office of Works, Edinburgh.
Nov. 1891	Oliphant, George A. J.	The Grange, Shrewton, Wiltshire.
Nov. 1891	Oliver, Charles Edward ..	Selby Lodge, Consett, Co. Durham.
Feb. 1886	Orgill, John Berwick	29, Charles Street, Berkeley Square, W.
A. Oct. 1898 F. Sep. 1904	*Orwin, Charles Stewart ..	Estate Office, Panton, Wragby, Lincolnshire.
A. June 1896 F. June 1899	*Osenton, Charles	Leatherhead, Surrey.
A. Oct. 1903 F. Nov. 1909	*‡Osmond-Smith, Francis Henry George, M.R.A.C.	County Council Offices, Cardiff.
A. Nov. 1892 F. Jan. 1908	*Ovenden, Charles	121, Cannon Street, E.C.
Oct. 1910	*Ovenden, Harry	126, Bishopsgate, E.C.
Feb. 1906	Overall, Edmund	5, Duke Street, Adelphi, W.C.
A. Oct. 1901 F. June 1908	*Overton, William Henry ..	22, Ship Street, Brighton.
Feb. 1890	Owen, Henry	Dana Chambers, Shrewsbury.
A. Feb. 1884 F. Jan. 1890	Owen, Thomas Henry Rule ..	High St., Haverfordwest, Pembrokeshire.
Mar. 1869	Owen, Thomas Rule..	High St., Haverfordwest, Pembrokeshire.
Nov 1889	Owen, William Scott	Cefngwifed, near Newtown, Montgomeryshire.
Mar. 1891	Page, George Frederick.. ..	Eagle Chambers, Kingston-on-Thames, Surrey.
Jan. 1884	Page, Robert, F.R.I.B.A.	9, Denman Street, London Bridge, S.E.
A. Oct. 1894 F. Jan. 1898	*†Page, Stanley Hatch	6, Queen Street, Ramsgate, Kent.

† Special Sanitary Science Certificate.

‡ Special Forestry Certificate.

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406	A. Nov. 1875 F. Apr. 1881	PAIN, COARD SQUAREY	51, North John Street, Liverpool, an Bebington, Cheshire.
2601	A. Oct. 1893 F. June 1897	*PAIN, GEORGE LLOYD..	44, Russell Terrace, Leamington.
966	A. May 1883 F. Oct. 1894	*PAIN, JAMES..	48, West Street, Fareham, Hants.
4228	A. Oct. 1903 F. June 1904	*PALMER, FREDERICK CHARLES RICHARD	The Secretary's Office, General Pos Office (North), E.C.
2495	A. Feb. 1892 F. July 1901	*PALMER, WILLIAM EDWARD KING A.R.I.B.A.	7, Duke Street, Adelphi, W.C.
5344	Feb. 1908	PARK, ALEXANDER	175, Hope Street, Glasgow.
1815	May 1890	PARK, PHILIP	The Park Hotel, Preston, Lancashire.
567	A. Jan. 1880 F. Jan. 1888	PARKER, THE HON. CECIL THOMAS	The Grove, Corsham, Wiltshire.
1383	Mar. 1887	PARKER, CHARLES ALFRED.. ..	Broad Street House, E.C., and Woodhan Mortimer Place, Maldon, Essex.
1269	May 1885	PARKER, JOHN, A.M.I.C.E.	Mansion House, Hereford.
2348	Nov. 1891	PARKER, STANLEY	Birkbeck Bank Chambers, High Holbor W.C.
4605	Oct. 1905	PARKER, THOMAS	Director of Works Department, H.M Admiralty, S.W.
4044	A. Oct. 1902 F. June 1908	*PARKHOUSE, SAMUEL..	111, Highlever Road, St. Quintin Park, W
1853	Nov. 1890	PARKIN, WILLIAM	Babworth, Retford, Notts.
2104	May 1891	PARNACOTT, ALFRED	The Ferns, Laurel Grove, Penge, S.E. & 93, York Road, Westminster Bridg Road, S.E.
3876	A. Oct. 1901 F. May 1909	*PARNWELL, SIDNEY ARTHUR ..	Great Eastern Railway, Liverpool Stree E.C.
2022	Mar. 1891	PARR, SAMUEL GEORGE	New Broad Street House, E.C.
5007	A. Oct. 1906 F. June 1912	*PARRATT, OSWALD ESTCOTT ..	17, Southampton Street, Bloomsbur Square, W.C.
1679	A. Dec. 1889 F. Nov. 1895	*PARRIS, CHARLES JOHN	67, High Street, Tunbridge Wells, Kent and Beechwood, Crowborough, Sussex
4046	A. Oct. 1902 F. June 1908	*PARRY, ALBERT EDWARD	36, Endlesham Road, Balham, S.W.
1422	A. Dec. 1887 F. Mar. 1891	*PARRY, RICHARD, B.SC. (*London*), A.M.I.C.E.	82, Victoria Street, S.W.
1855	Nov. 1890	PARSONS, FREDERICK CECIL ..	163, North Street, Brighton.
4047	A. Oct. 1902 F. June 1908	*PARSONS, MAURICE HARRY DONNE	51, Queen Street, Exeter.
957	A. May 1883 F. Dec. 1888	PARSONS, ROBERT MAURICE PETERS	Misterton, Crewkerne, Somersetshire.
1897	A. Nov. 1890 F. Oct. 1894	*‡PARTRIDGE, EDWARD JOHN ..	Bank Chambers, 39, George Street, Rich mond, Surrey, and 50, Lincoln's Inn Fields, W.C.
3115	A. Oct. 1896 F. Mar. 1899	*PATCH, SHIRLEY HUTCHINS ..	The Chestnuts, Havelock Road, Addis-combe, Croydon.

‡ Special Forestry Certificate.

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1904	*Paterson, John Salmon	70, Wellington Chambers, Ayr, N.B.
A. Oct. 1901 F. May 1909	*§Paton, David Llewellyn ..	Westminster House, St. Peter's Road, Bournemouth.
A. Oct 1908 F. June 1910	*Paul, Andrew	56, Brownlow Road, Bounds Green, N.
A. May 1883 F. May 1888	*Paull, Alan	12, New Court, Carey Street, W.C.
Dec. 1880	Payne, Alexander, F.R.I.B.A. ..	Norfolk House, Victoria Embankment, W.C.
Jan. 1882	Payne, Frederick	10, Market Square, Bromley, Kent.
A. Oct. 1893 F. Jan. 1898	*Pearce, Fred W.	Surveyor's Office, Town Hall, Twickenham, Middlesex.
Nov. 1891	Peard, John Grigg	NorthCurry,nearTaunton,Somersetshire.
A. Oct. 1896 F. Feb. 1901	*Pearse, Octavius Burroughes	Blofield, St. Agnes Road, Moseley, Birmingham.
A. Oct. 1902 F. Dec. 1904	*Pearse, Thomas William.. ..	The Green, Modbury, South Devon.
Nov. 1891	Pearse, William	Stoliford, Modbury, Devon.
A. Oct. 1895 F. Oct. 1896	*Pearson, Harry John, A.R.I.B.A.	Architectural Department, Local Government Board, Whitehall, S.W.
A. Oct. 1893 F. Jan. 1898	*Pearson, T. Howard..	109, Highbury New Park, N.
A. Oct. 1898 F. July 1907	*Pease, Charles Edward	16, Clifford's Inn, Fleet Street, E.C.
May 1885	Peck, William Roland	Whitehayes, Chorley Wood, Hertfordshire.
A. Oct. 1897 F. Sep. 1904	*Peebles, Philip..	Shanghai Land Investment Co., Ltd., 2, Jinkee Road, Shanghai, China.
Nov. 1891	Peirson, George Brodrick ..	Baldersby, S.O., Yorkshire.
Nov. 1891	Peirson, Henry Thomas.. ..	Brancepeth, Co. Durham.
May 1891	Pells, Arthur	13, London Road, Beccles, Suffolk.
Dec. 1889	Pemberton, Charles Oliver Paget	Tyringham, Newport Pagnell, Bucks.
Sep. 1895	Penrose, James Edward.. ..	Estate Office, Lismore Castle, Lismore.
A. Oct. 1903 F. Dec. 1909	*Pepler, George Lionel	4, Arundel Street, Strand, W.C.
A. Dec. 1886 F. May 1891	*§Perkins, Walter Frank, M.P...	17, Above Bar, Southampton.
A. Oct. 1900 F. Jan. 1908	*Perks, Hugh Earl	2, St. Paul's Square, Bedford.
May 1891	Perriam, Alfred Joseph.. ..	13, Quadrant Road, Thornton Heath, Surrey.
A. Oct. 1899 F. June 1911	*Petch, John Stonehouse ..	Estate Office, Broughton, Skipton, Yorkshire.
Feb. 1885	*Peto, James Winder..	6, Market Place, Reading.
A. Oct. 1901 F. Dec. 1902	*Petter, Albert Edward.. ..	23, Cotham Road, Bristol.
Oct. 1910	Phibbs, Harry	6, Ely Place, Dublin.
Dec. 1889	Phillips, William Edwin ..	Eagle Chambers, Kingston-on-Thames, Surrey.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
1043	Jan. 1884	PICKERING, WILLIAM CLOVES ..	Rhewl House, Mostyn, Flintshire.
968	A. May 1883 F. Nov. 1886	*†PILDITCH, PHILIP EDWARD ..	2, Pall Mall East, Charing Cross, S.W.
3882	A. Oct. 1901 F. June 1910	*PILDITCH, WILLIAM THOMAS ..	4, Wellesley Court Road, Croydon.
1899	A. Nov. 1890 F. July 1901	*PINDER, RICHMOND	49, Upper Baker Street, N.W.
3253	A. Oct. 1897 F. Oct. 1900	*PINEGER, JAMES REGINALD ..	Burnham House, Malmesbury, Wilts.
1704	Jan. 1890	PINKS, EDWIN CHARLES	Parliament Mansions, Victoria St., S.W.
3119	A. Oct. 1896 F. Oct. 1897	*PINNEY, FREDERICK WYLDBORE DIGBY	6, Waterloo Street, Birmingham.
3883	A. Oct. 1901 F. Nov. 1908	*PINSENT, FRANCIS WINGFIELD HOMFRAY	Inland Revenue, Barclay's Bank Chambers, Plymouth.
4770	A. Oct. 1905 F. Jan. 1912	*PITT, JOSEPH HENRY..	14, Harvist Road, Brondesbury Road, N.W.
2023	Mar. 1891	POPPLE, JOHN	19, St. Hilda's Terrace, Whitby, Yorkshire.
2359	Nov. 1891	PORTER, JOHN MERRY	Estate Office, Colwyn Bay, North Wales.
5016	A. Oct. 1906 F. Feb. 1908	*PORTER, OLIVER JOHN	62, Moorgate Street, E.C.
6440	Feb. 1912	POTT, WALTER	H.M. Office of Works, Storey's Gate, S.W.
1977	A. Jan. 1891 F. Nov. 1894	*POTTER, HERBERT GEORGE ..	28, Rosslyn Hill, Hampstead, N.W.
3884	A. Oct. 1901 F. Nov. 1907	*POTTIER, GEORGE LOUIS	Wannock, Downs Court Road, Purley, Surrey.
2361	Nov. 1891	POTTS, JAMES	Estate Office, Workington, Cumberland.
224	Jan. 1870	POUNDLEY, JOHN EDWARD ..	Kerry, Newtown, Montgomeryshire.
2707	A. Oct. 1894 F. Oct. 1898	*POWELL, CHARLES REGINALD EVERNDEN	Bridge Chambers, Bideford, Devonshire.
1856	Nov. 1890	POWELL, FREDERICK ATKINSON, F.R.I.B.A.	344, Kennington Park Road, S.E., and Agincourt Square, Monmouth.
1022	A. Dec. 1883 F. Mar. 1891	POWELL, HUBERT JOHN	Hill Lodge, Lewes, Sussex.
342	A. Feb. 1874 F. Nov. 1880	POWELL, REGINALD HENRY ..	Estate Office, Lewes, Sussex.
2543	A. Nov. 1892 F. June 1896	*PRALL, HERBERT ALEXANDER ..	150, Eastgate, Rochester, and Martin's Bank Chambers, Dartford, Kent.
3623	A. Feb. 1900 F. Oct. 1911	*PRATT, FRANK PERCY..	9, Eastern Road, Romford, Essex.
1536	A. Dec. 1888 F. Dec. 1892	*PRESTON, SAMUEL DAVID	Town Hall, Camberwell, S.E.
1781	Apr. 1890	PRICE, FRANCIS HOLBORROW GLYNN	7, Picton Place, Swansea, Glamorganshire.
5520	A. Oct. 1908 F. June 1911	*PRICE, FREDERICK PALEY.. ..	District Valuer's Office, Doncaster.
2544	A. Nov. 1892 F. Nov. 1895	*PRICE, RICHARD ARNOLD	c/o Price, Arrow and Taylor, 11, Queen Victoria Street, E.C.
4500	A. Oct. 1904 F. May 1909	*PRICKARD, THOMAS FRANCIS VAUGHAN	31, Hyde Park Gate, W.
2107	May 1891	PRIDMORE, ALBERT EDWARD ..	2, Broad Street Buildings, E.C.
1857	Nov. 1890	PRIDMORE, ARTHUR STIRLING ..	140, Junction Road, N.

† Special Sanitary Science Certificate.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Oct. 1902 F. Nov. 1908	*‡§Pritchard, Henry A.	Royal Agricultural College, Cirencester, and St. Fagan's, Cardiff.
A. Oct. 1894 F. Mar. 1899	*Pritchard, Herbert Alfred	Valuer's Office, 24, Bridge Street, Newport, Mon.
A. Feb. 1900 F. Dec. 1903	*Protheroe, Alfred Ernest ..	67 and 68, Cheapside, E.C.
A. Oct. 1903 F. Oct. 1910	*Puddicombe, William Phippen	Council Offices, Mumbles, near Swansea.
A. Oct. 1894 F. Oct. 1900	*Pugh-Jones, David	6, Kimberley Road, Roath Park, Cardiff, Glamorganshire.
A. Jan. 1890 F. Feb. 1895	*Punchard, Frederick Burt ..	Fairbank, Kirkby Lonsdale, Westmorland.
Sep. 1895	Purcell, Wills W.	Dromore, Mallow, Co. Cork.
A. Jan. 1884 F. Jan. 1889	Purchase, Edward Keynes ..	20 and 22, Maddox Street, Regent Street, W.
Feb. 1898	Purdie, Anthony	241, West George Street, Glasgow.
Oct. 1908	Purves, James..	Dunskey Estate Office, Portpatrick, N.B.
A. Oct. 1895 F. Jan. 1897	*Purvis, Charles James	Deptford Bridge, S.E.
A. Oct. 1896 F. Sep. 1903	*Pyle, Benjamin Thomas Rice..	Haskins, Sawbridgeworth, Herts.
A. Oct. 1900 F. Nov. 1901	*Raffety, Harold Vezey.. ..	District Valuer's Office, High Wycombe, Bucks.
A. Feb. 1894 F. Oct. 1896	*§Raffety, Herbert William ..	Valuation Department, Inland Revenue, Shrewsbury.
Feb. 1888	Raikes, George Whittington, Colonel	Ragley Estate Office, Alcester, Warwickshire.
Feb. 1908	Ralston, Andrew Agnew ..	Philpstoun House, West Lothian
Feb. 1908	Ralston, Charles Wallace ..	Dabton, Thornhill, Dumfriesshire.
Feb. 1912	Randall, John Morgan ..	Dunraven Estate Office, Bridgend, Glamorganshire.
A. Oct. 1906 F. July 1912	*Randall, William Edward Renwell, Jun.	171, High Street, Chatham.
A. Oct. 1902 F. Feb. 1907	*Randell, Francis William ..	15, Brooklands Terrace, Swansea, Glamorganshire.

‡ Special Forestry Certificate.

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3066	Oct. 1896	RAVES, BERTRAM ADAMS, MAJOR, A.M.I.C.E.	Royal Engineer Office, Salisbury.
4504	A. Oct. 1904 F. June 1912	*RAWLENCE, DUNCAN ALFRED..	Newlands, London Road, Salisbury.
902	Feb. 1883	RAWLENCE, ERNEST ALFRED ..	Newlands, Salisbury.
3886	A. Oct. 1901 F. May 1910	*RAWLENCE, JAMES	Estate Office, Wimborne, Dorsetshire.
2026	Mar. 1891	RAWLENCE, JAMES EDWARD ..	The Canal, Salisbury.
1859	Nov. 1890	RAWLINS, HENRY ADAIR, A.R.I.B.A.	46, Queen Victoria Street, E.C.
2367	Nov. 1891	RAWLINS, WILLIAM	45, King William Street, E.C.
134	Oct. 1868	RAYNBIRD, HUGH EDWARD ..	Basingstoke, Hants.
1516	Dec. 1888	REA, JOHN MARCUS BEAUMONT..	8, Winckley Street, Preston, and Lytham Lancashire.
4242	A. Oct. 1903 F. June 1908	*READ, FRANCIS CHARLES JENNINGS	City Surveyor's Office, Guildhall, E.C.
2709	A. Oct. 1894 F. Sep. 1906	*READ, WALTER HERBERT	81, Argyle Road, Ealing, W.
2109	May 1891	REBBECK, EDWARD WISE	Stafford Lodge, Bournemouth, Hants.
2368	Nov. 1891	REBBECK, THOMAS WARREN ..	Gervis Place, Bournemouth, Hants.
4506	A. Oct. 1904 F. June 1912	*REDFERN, HERBERT WILLIAM..	20, Mill Street, Bedford.
3418	A. Oct. 1898 F. Feb. 1907	*§REED, RICHARD GEORGE GORDON	27, Chancery Lane, W.C.
584	Dec. 1880	REES, WILLIAM ANDREW	154, Croydon Road, Anerley, S.E.
544	Apr. 1879	REES, WILLIAM GEORGE	Holly House, Newport, Monmouthshire
2369	Nov. 1891	REES, WILLIAM JOHN..	The Laurels, Swansea, Glamorganshire.
2370	Nov. 1891	REEVE, KINGSNORTH	27, High Street, Rye, Sussex, and High Street, Lydd, Kent.
3121	A. Oct. 1896 F. Oct. 1897	*†REFFELL, CHARLES ARTHUR	Thorney, Ennismore Avenue, Guildford.
4885	Oct. 1906	REMNANT, ARCHIBALD CHARLES	H.M. Office of Works, S.W., and 185, Croydon Road, Anerley, S.E.
937	Apr. 1883	RENDELL, ARTHUR STEPHEN ..	Market Terrace, Newton Abbot, Devon
3071	Oct. 1896	*RENTON, GEORGE	3, Princes Square, Harrogate, Yorkshire.
5374	Oct. 1908	RENTON, JAMES	Sunbank, Perth.
802	A. Apr. 1882 F. Jan. 1890	REX, FRANCIS HERBERT	311, Kentish Town Road, N.W.
4507	A. Oct. 1904 F. Jan. 1912	*RICE, BENJAMIN LOUIS	17, Dale Street, Liverpool.
453	A. May 1876 F. Dec. 1881	RICH, ROBERT	Didcot, Berks.
2027	Mar. 1891	RICHARDS, GEORGE EDWARD ..	Stour Lodge, Wimborne, Dorset.
5021	A. Oct. 1906 F. Oct. 1909	*RICHARDS, WALTER	12, Swan Hill, Shrewsbury.
5255	A. Oct. 1907 F. Oct. 1909	*†§RICHARDS, WALTER ROWE ..	35, Wontner Road, Balham, S.W.
3122	A. Oct. 1896 F. Apr. 1901	*RICHARDSON, ARTHUR BAYLIFFE	74, Cheapside, E.C.
1955	Jan. 1891	RICHARDSON, CHARLES	15, Barn Hill, Stamford, Lincolnshire.
1746	Feb. 1890	RICHARDSON, GEORGE	5, Lonsdale Street, Carlisle.
1817	May 1890	RICHARDSON, JAMES	13, Barn Hill, Stamford, Lincolnshire.
2466	A. Nov. 1891 F. May 1892	*§RICHARDSON, OLIVER ARCHER ..	Sun Fire Office, 60, Charing Cross, S.W

† Special Sanitary Science Certificate.

Date of Election and of Transfer.	FELLOWS.	Address.
Nov. 1891	RIDDETT, WILLIAM HAMMOND ..	Townhall Chambers, Ryde, Isle of Wight.
Apr. 1883	RIDDLE, FREDERICK HENRY BRIMBLE	30, Baldry Gardens, Streatham Common, S.W.
A. Oct. 1906 F. Jan. 1912	*RIDER, SYDNEY FRANKLIN ..	37, Bramley Road, Notting Hill, W.
A. Oct. 1899 F. June 1900	*RIDLEY, PERCY EDWARD	Fire Offices Committee, 65 & 66, Watling Street, E.C.
Mar. 1891	RIGDEN, FRANCIS	Salisbury.
Dec. 1888	RIGHTON, EDWARD GRANTHAM..	High Street, Evesham, Worcestershire.
Oct. 1904	*RIMMER, JOHN STANISLAUS ..	48, Castle Street, Liverpool.
A. Oct. 1902 F. Dec. 1910	*RIPPENGAL, ARTHUR HENRY ..	Brentwood, Essex.
Feb. 1899	ROBB, WILLIAM JOHNSTON ..	53, Bothwell Street, Glasgow.
A. Jan. 1876 F. Nov. 1890	ROBERTS, CHARLES QUINCEY ..	61, Lincoln's Inn Fields, W.C.
Sep. 1895	ROBERTS, EDWARD USSHER ..	Gaultier, Woodstown, Waterford.
A. Oct. 1900 F. Oct. 1910	*ROBERTS, JOHN, N.D.A.	Maestegfryn, Towyn, Merionethshire.
Oct. 1900	ROBERTS, SAMUEL	Royal Engineer Office, 14, Elliot Street, Liverpool.
A. Oct. 1905 F. Apr. 1911	*ROBERTSON, CLEMENT ALBERT..	75, Chancery Lane, W.C.
Feb. 1908	ROBERTSON, JOHN	Panmure Estate Office, Carnoustie, Forfarshire.
A. Feb. 1882 F. May 1891	ROBEY, ROBERT	Oaklands, East Tytherley, Romsey, Hants.
A. Feb. 1892 F. Nov. 1895	*ROBINS, PHILIP SEYMOUR	5, Waterloo Place, Pall Mall, S.W.
May 1891	ROBINSON, EDMUND ARTHUR ..	Lee-on-the-Solent, Gosport, Hants.
Nov. 1891	ROBINSON, GEORGE EDWARD ..	7, Tacketts Street, Blackburn, Lancashire.
Apr. 1881	ROBINSON, HENRY, PROFESSOR, M.I.C.E.	Parliament Mansions, Victoria Street, S.W.
Sep. 1895	ROBINSON, HENRY ARTHUR ..	Roundstone, Galway.
A. Nov. 1891 F. Oct. 1894	*ROBINSON, HENRY HERBERT ..	8, New Court, Carey Street, W.C.
Sep. 1895	ROBINSON, RICHARD ST. GEORGE	Seamount, Sligo, Ireland.
A. Oct. 1897 F. Oct. 1898	*ROBINSON, THEODORE RICHARD	25, Campden Hill Gardens, Kensington, W.
Dec. 1872	ROBSON, EDWARD ROBERT, F.R.I.B.A.	Palace Chambers, 9, Bridge Street, S.W., and 2, The Paragon, Blackheath, S.E.
Sep. 1895	ROCHFORT, WILLIAM	Cahir Abbey, Cahir, Co. Tipperary.
Feb. 1904	*RODDICK, ANDREW	4, Adelphi Terrace, Strand, W.C.
Feb. 1890	RODHAM, JOHN	16, Finkle Street, Stockton-on-Tees, Durham.
Feb. 1912	ROGERS, ARTHUR MECHELEN, MAJOR, S.R.E.S...	1, Magazine Road, Artillery Barracks, Pretoria, South Africa.
A. Oct. 1903 F. Oct. 1910	*ROGERS, FREDERIC JAMES.. ..	68, Lincoln's Inn Fields, W.C.
Sep. 1895	ROGERS, HARRY	The Hill, Monaghan, Ireland.

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3125	A. Oct. 1896 F. June 1897	*ROGERS, HORACE MORDAUNT ..	50, Belgrave Road, South Belgravia S.W.
4512	A. Oct. 1904 F. Jan. 1909	*ROGERS, LEONARD NEVILLE ..	50, Belgrave Road, S.W.
4513	A. Oct. 1904 F. June 1912	*ROGERS, MONTAGU STANLEY ..	78, Gloucester Road, South Kensington, S.W.
361	A. Dec. 1874 F. Jan. 1876	ROLLESTON, SIR JOHN FOWKE LANCELOT, M.P. (*Past-President*)	5, Waterloo Place, S.W., and Grey Friars Leicester.
969	A. May 1883 F. Jan. 1889	*§ROLLESTON, WILLIAM GUSTAVUS STANHOPE	Grey Friars, Leicester.
1344	A. Dec. 1886 F. Nov. 1887	*§ROODS, ALFRED	8, New Court, Lincoln's Inn, W.C.
3126	A. Oct. 1896 F. May 1900	*§ROOK, JOSEPH TAYLOR	23, Spencer Street, Carlisle.
4515	A. Oct. 1904 F. Oct. 1910	*ROSS, PERCY HAVERY	Valuers' Department, Somerset House, W.C.
3335	Oct. 1898	*ROWLAND, JOSEPH SAMUEL ..	19, Station Street, Burton-on-Trent, Staffs.
3586	A. Oct. 1899 F. Nov. 1904	*ROWLANDSON, SAMUEL MESSITER, CAPTAIN	The College, Durham.
2114	May 1891	ROYCE, DAVID NEEDHAM	Oakham, Rutland.
2115	May 1891	ROYCE, JOHN	Oakham, Rutland.
2029	A. Oct. 1900 F. Nov. 1908	RUAULT, JOHN GUSTAVE PETER	17, Southampton St., Bloomsbury, W.C
3730	A. Oct. 1900 F. Nov. 1908	*RUDDLE, FREDERICK CHARLES ..	Rates Department, Treasury, S.W.
2378	Nov. 1891	RUMBALL, AUBREY	St. Albans, Herts.
970	A. May 1883 F. Jan. 1890	*RUNDLE, EDWARD COLLINS ..	Bedford Office, Tavistock, Devon.
1023	A. Dec. 1883 F. Feb. 1889	RÜNTZ, ERNEST AUGUSTUS ..	64, Victoria Street, Westminster, S.W.
315	A. Dec. 1873 F. Nov. 1875	RUSHWORTH, EDMUND WALTER	22, Savile Row, W.
1547	Jan. 1889	RUTHERFORD, JAMES AUGUSTINE	Estate Office, Highclere Park, Newbury.
998	Dec. 1883	RUTLEY, CHARLES	11, Dowgate Hill, E.C.
1818	May 1890	RUTLEY, FRANK	11, Dowgate Hill, E.C.
2866	Sep. 1895	RUTTLEDGE, FRANCIS	Cliff House, Enniscorthy, Co. Wexford.
4337	Oct. 1904	RUTTLEDGE, THOMAS F.	Rossmally, Westport, Co. Mayo.
2380	Nov. 1891	RYAN, WILLIAM PATRICK	191-4, St. Stephen's House, Westminster, S.W.
466	A. Dec. 1876 F. Nov. 1880	RYDE, ARTHUR LYON (*Member of Council*)	49 and 50, Parliament Street, S.W.
1024	A. Dec. 1883 F. Feb. 1910	SABIN, JOSEPH HENRY (*Member of Council*)	7, Little College Street, Westminster Abbey, S.W.
1233	A. Dec. 1884 F. May 1894	*SADLER, GEORGE WILLIAM, A.R.I.B.A.	Duchy of Lancaster Office, Lancaster Place, W.C.
256	Feb. 1871	ST. QUINTIN, PERRY	50, Threadneedle Street, E.C.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Mar. 1876 F. Nov. 1889	ST. QUINTIN, RICHARD SAMUEL..	50, Threadneedle Street, E.C.
A. Oct. 1903 F. June 1912	*SALMON, JOSEPH HAROLD.. ..	Valuer's Department, 5, Lyndhurst Road, Peckham, S.E.
Dec. 1888	SALTER, WILLIAM HERBERT ..	The Hall, Attleborough, Norfolk.
Apr. 1890	SAMPLE, CHAS. HERBERT, B.A. (*Cantab.*)	Matfen, near Newcastle-on-Tyne, Northumberland.
Apr. 1890	SAMPLE, WILLIAM COLLINGS ..	Tritlington Hall, Morpeth, Northumberland.
A. Dec. 1889 F. Oct. 1891	SAMPSON, WILLIAM	Beauchief Abbey, near Sheffield.
Mar. 1887	SAMUEL, WILLIAM JOHN	42, Mill Street, Bedford.
May 1891	SANCTUARY, CAMPBELL FORTESCUE STAPLETON	Mangerton, Melplash, Dorset.
A. Oct. 1899 F. Oct. 1909	*SANDELL, STANLEY LUNAU ..	816, High Road, Tottenham, N.
A. Oct. 1902 F. Nov. 1903	*SANDERS, INGALTON	23, Portland Street, Southampton.
Sep. 1895	SANDERS, ROBERT MASSY DAWSON	Sanders Park, Charleville, Co. Cork.
Oct. 1910	*SANDERSON, WILLIAM WAITE ..	Kenton Hall, Kenton, Northumberland.
A. Oct. 1895 F. Mar. 1899	*SANDFORD, CHARLES SIDNEY ..	16, St. James Row, Sheffield.
A. Oct. 1904 F. Apr. 1911	*SAUNDERS, ARTHUR PERCIVAL..	Messrs. Collins & Collins, 37, South Audley Street, W.
A. Jan. 1890 F. Nov. 1892	*SAUNDERS, CHARLES HERBERT..	150, Finchley Road, Hampstead, N.W.
Nov. 1891	SAUNDERS, MARTIN L., A.R.I.B.A.	4, Coleman Street, E.C.
A. Apr. 1884 F. Oct. 1899	*SAUNDERS, SAMUEL BROWN ..	Estate Offices, L. and S.W. Ry., Waterloo Station, S.E.
Nov. 1891	SAUNDERS, THEODORE RIDLEY, A.M.I.C.E.	Belgrave Chambers, Ventnor, Isle of Wight.
A. Mar. 1882 F. Mar. 1889	SAVILL, ALFRED	24, Great Winchester Street, E.C.
A. Nov. 1890 F. Aug. 1893	*SAVILL, EDWIN	24, Great Winchester Street, E.C.
A. Feb. 1905 F. July 1907	*SAVILL, HENRY NORMAN	24, Great Winchester Street, E.C.
A. Oct. 1894 F. June 1904	*‡SAWYER, JOHN ASHTON	59, High Street, Winchester.
Feb. 1898	SAYER, GEORGE WILLIAM, CAPT.	Royal Engineer Office, Pembroke Dock, South Wales.
Oct. 1909	SCLATER, EDWARD	Downshire Office, Hillsborough, Co. Down.
A. Oct. 1894 F. Oct. 1899	*SCOTT, ARCHIBALD LACY	Long Melford, Suffolk.
A. Oct. 1903 F. May 1910	*SCOTT, JOHN..	5, Market Place, Morpeth, Northumberland.
Sep. 1895	SCOTT, JOHN RUSSELL	5, Haddon Terrace, Clontarf, Dublin.
Feb. 1900	*SCOTT-SMITH, ARTHUR COURTNEY	16, Gandy Street, Exeter.
A. Feb. 1882 F. Mar. 1889	SCRIVEN, CHARLES HERBERT ..	Agency Office, Thong, Gravesend, Kent.
Nov. 1890	SCRIVEN, RICHARD GEORGE ..	Castle Ashby, Northampton.

‡ Special Forestry Certificate.

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2647	Oct. 1894	*Scruby, William Thomas ..	Post Office Terrace, Cambridge.
3129	A. Oct. 1896 F. Oct. 1899	*Secker, John Eustace	Estate Office, Warrington, Lancashire
3259	A. Oct. 1897 F. May 1900	*Sedgwick, Alfred Sydney Edward	31, Warwick Street, Worthing, Sussex
5271	A. Oct. 1907 F. Oct. 1911	*Sedgwick, Percy George ..	1, Lewisham Hill, S.E.
3260	A. Oct. 1897 F. Jan. 1902	*Seel, Robert Harold	Theatre Royal Chambers, Cardiff, Glamorganshire.
1863	Nov. 1890	Senior, Harry Samuel	Sturminster Newton, Dorset.
3130	A. Oct. 1896 F. June 1897	*Sexton, George Alexander ..	Bank Chambers, 42, High Road, Kilburn, N.W.
1049	A. Jan. 1884 F. Mar. 1891	Shackle, Edward Neild.. ..	14, Mount Street, Grosvenor Square, W.
3301	Feb. 1898	Sharp, John Grant	172, Buchanan Street, Glasgow.
3261	A. Oct. 1897 F. Oct. 1898	*Shearburn, Harry, b.a. (*Cantab.*)	Munstead, Godalming, Surrey.
1819	May 1890	Shelmerdine, Henry	Estate Offices, Lancashire and Yorkshire Railway, Hunt's Bank, Manchester.
1316	May 1886	Sherrin, John Lester	Iona, Eastbourne, Sussex.
706	A. Jan. 1882 F. Dec. 1887	Sherwin, Joseph Henry.. ..	7, Little College Street, Westminster, S.W.
2385	Nov. 1891	Shone, Isaac, a.m.i.c.e.	5, Gwendolen Avenue, Putney, S.W.
474	A. Jan. 1877 F. Nov. 1880	Shoppee, Charles Herbert, f.r.i.b.a.	22, John Street, Bedford Row, W.C.
4121	Oct. 1903	Short, Ernest William George	Royal Engineer Office, "C" Lines, Bulford Camp, Salisbury.
2988	A. Oct. 1895 F. June 1900	*Shufflebotham, John Henry..	Staplegrove, Taunton, Somerset.
4126	Oct. 1903	*Silcock, Edward John, m.i.c.e.	Sanctuary House, Tothill Street, Westminster, S.W., and 10, Park Row, Leeds
604	A. Jan. 1881 F. May 1883	*Silcock, Thomas Ball, b.sc. (*Lond.*)	47, Milsom Street, Bath.
4850	Feb. 1906	Silvester, George	10, Duke Street, Adelphi, W.C.
811	A. May 1882 F. Nov. 1889	Simmons, Charles Franklin ..	Basingstoke, Hants, and Henley-on-Thames, Oxfordshire.
824	A. Nov. 1882 F. Aug. 1891	Simmons, W. Anker	Henley-on-Thames, Oxfordshire, and Basingstoke, Hants.
5820	Feb. 1910	Simpson, Cecil John William..	H.M. Office of Works, Storey's Gate, S.W.
1486	May 1888	Simpson, Robert Thomas.. ..	Horsecroft, Bury St. Edmunds, Suffolk
2386	Nov. 1891	Single, Arthur..	83, The Grove, Stratford, E.
2546	A. Nov. 1892 F. May 1897	*Skipper, Henry Herbert ..	48, Collingwood Avenue, Muswell Hill, N.
2387	Nov. 1891	Skitt, Arthur	9, St. Saviour's Road, Brixton Hill, S.W.
3052	A. June 1896 F. Oct. 1898	*Skrimshire, Samuel..	16, Green Street, Charing Cross, S.W.
3425	A. Oct. 1898 F. Feb. 1901	*Skues, Charles Ayre Mackenzie	Ye Haven, Hockering Road, Woking, Surrey.
2388	Nov. 1891	Slade, James Benjamin	67 and 68, Cheapside, E.C.
4258	A. Oct. 1903 F. Jan. 1910	*Sladdin, Frederick Robert Edwin	Union Castle Buildings, Adderley Street, Cape Town, B.S.A.

Date of Election and of Transfer.	FELLOWS.	Address.
A. Nov. 1890 F. Nov. 1892	*Slater, Charles Frederick ..	52 and 53, Cheapside, E.C., and Surrey.
Feb. 1910	*Slater, Eric Arnold	Town Hall, Colchester, Essex.
A. Feb. 1894 F. Feb. 1900	*Sly, Joseph Townson	Estate Agency Offices, Rickmansworth, Herts.
A. Oct. 1896 F. Oct. 1900	*Sly, William	Estate Office, Somerset House, Whitehaven, Cumberland.
A. Oct. 1906 F. Apr. 1911	*Smallman, Henry Richard George Strong	8, Queen Street, Cheapside, E.C.
Oct. 1911	Smart, James	29, Waterloo Place, Edinburgh.
A. Oct. 1902 F. Jan. 1908	*Smith, Arthur Telford	15, Cheapside, Bradford, Yorkshire.
A. Oct. 1895 F. Oct. 1900	*Smith, Charles Gordon	56, Cannon Street, E.C., and 33, West Bank, Stamford Hill, N.
A. Oct. 1902 F. May 1906	*†Smith, Cyril Herbert	Chippenham, Wiltshire.
May 1889	Smith, Edward	54, Amwell Street, E.C.
Apr. 1888	Smith, Frank	104, Colmore Row, Birmingham.
Nov. 1891	Smith, Frank Adams, f.r.i.b.a.	35, New Broad Street, E.C.
A. Oct. 1893 F. July 1895	*Smith, Frank Braybrooke ..	Coningsby, Furze Lane, Purley, Surrey.
A. Dec. 1888 F. Jan. 1890	*§Smith, Frank William	Beauchamp Hill, Milverton, Leamington, Warwickshire.
Nov. 1891	Smith, Frederick John	21, Portland Street, Southampton.
Mar. 1891	Smith, Frederick Robert ..	20, Victoria Street, Westminster, S.W.
Dec. 1889	Smith, George	Boughton-Monchelsea, Kent.
May 1891	Smith, George Alfred	78, Parchment Street, Winchester.
Sep. 1895	Smith, George Young	Stradowan, Omagh, Co. Tyrone.
A. Apr. 1875 F. Jan. 1881	Smith, Henry Herbert (*Member of Council*)	Bowood, Calne, Wiltshire.
A. Oct. 1903 F. June 1912	*Smith, Hugh	Auction Land and Estate Office, St. Peter's Road, Broadstairs, Kent.
A. Oct. 1899 F. Feb. 1904	*Smith, John Ambrose	Estate Office, Tatton Park, Knutsford, Cheshire, and 34, John Dalton Street, Manchester.
May 1888	Smith, John Thompson	34, John Dalton Street, Manchester.
Oct. 1910	*Smith, Jonah Walker	Local Government Board, George Street, Edinburgh.
May 1891	Smith, Percy Pyne Caldecott	Director of Works Department, Admiralty, S.W.
A. Oct. 1901 F. Jan. 1907	*Smith, Quentin Cullen	84, Colvestone Crescent, Dalston, N.E., and Squirrels Heath, Essex.
Oct. 1908	Smith, Robert	Cranstoun-Riddell, Ford, Midlothian.
May 1890	Smith, Sidney	Southwater, Horsham, Sussex.
A. Oct. 1902 F. Jan. 1908	*Smith, Stanley Addison	Emerson Chambers, Blackett Street, Newcastle-on-Tyne.
A. Oct. 1897 F. Nov. 1900	*§Smith, Sydney Arthur	22, Chancery Lane, W.C.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
5348	Feb. 1908	SMITH, THOMAS	The Castle, Maybole, Ayrshire.
894	A. Feb. 1883 F. Feb. 1889	SMITH, WHEATER	15, Cheapside, Bradford, Yorkshire.
1256	Feb. 1885	*SMITH, WILLIAM	Upper Farm, Abbot's Salford, Evesham, Worcestershire.
1372	Feb. 1887	SMYTH-RICHARDS, GEORGE COBLEY	Estate Office, Castle Hill, near South Molton, Devonshire.
1494	Nov. 1888	SNELLING, HENRY	19 & 20, Walbrook, E.C., & Sidcup, Kent.
5279	A. Oct. 1907 F. Oct. 1910	*SOUTH, ARTHUR EDWARD.. ..	1, Victoria Road, Darlington.
2991	A. Oct. 1895 F. Oct. 1900	*SOUTHORN, CHARLES HERBERT..	38, The Parade, Leamington Spa, Warwickshire.
2607	A. Oct. 1893 F. Nov. 1896	*SOWELS, WILLIAM CLOWES ..	Little Everdon, Daventry, Northamptonshire.
6143	Oct. 1911	*SPAIN, JOSEPH	The Nook, East Boldon, S.O., Durham.
4073	A. Oct. 1902 F. July 1912	*SPALDING, FRANK EWART ..	9, Stone Buildings, Lincoln's Inn, W.C.
4266	A. Oct. 1903 F. Apr. 1911	*SPARKE, NORMAN LUSH	c.o. Shanghai Land Investment Company, 2, Jin Kee Road, Shanghai *via* Siberia.
4534	A. Oct. 1904 F. Apr. 1911	*§SPENSLEY, JAMES CALVERT ..	County Hall, Spring Gardens, S.W.
1822	May 1890	SQUAREY, NEWELL WILLIAM PITTS	Bemerton, Salisbury, and 11, Great George Street, S.W.
1067	Jan. 1884	SQUIRE, RICHARD	2, Pont Street, Belgrave Square, S.W.
1277	Dec. 1885	STACEY, HARRIE..	Station Road, Redhill, Surrey
2393	Nov. 1891	STALLARD, ALFRED EDWIN ..	West Street, Havant, Hants.
2394	Nov. 1891	STALLARD, WILLIAM	St. John's House, St. John's, Worcester, and Worcester Chambers, Worcester.
2992	A. Oct. 1895 F. Mar. 1899	*STANDEN, ARTHUR CARNEGIE ..	11, Southampton Row, High Holborn, W.C.
2395	Nov. 1891	STANFORD, CHARLES MAURICE..	23, High Street, Colchester, Essex.
3269	A. Oct. 1897 F. July 1901	*STANFORD, GEORGE	11, Great George Street, S.W., and 1' Blagrave Street, Reading.
2036	Mar. 1891	STANGER, SAMUEL ARTHUR ..	21, Finsbury Pavement, E.C.
1437	Jan. 1888	STANLEY-DODGSON, STANLEY DICKINSON	Estate Office, Somerset House, Whitehaven, Cumberland.
3431	A. Oct. 1898 F. Nov. 1908	*STANTON, FREDERICK WILLIAM SCHULTHEISS, A.M.I.C.E.	10, The Paddock, Chatham, and 3, Victoria Street, Westminster, S.W.
5541	A. Oct. 1908 F. June 1911	*STANTON, GEORGE WALTER ..	2, College Road, Harrow-on-the-Hill, Middlesex.
2609	A. Oct. 1893 F. Oct. 1894	*STAPLEDON, ERNEST ALLEN ..	Bridge Chambers, Bideford, North Devon.
1707	Jan. 1890	START, JOSEPH WILLIAM	Cups Chambers, High Street, Colchester, Essex.
469	Jan. 1877	STENNING, SIR ALEXANDER ROSE F.R.I.B.A. (*Past-President*) ..	121, Cannon Street, E.C.
3898	A. Oct. 1901 F. Jan. 1907	*STEPHENS, JOHN KYLE	13, Donegall Square North, Belfast.
4338	Oct. 1904	STEPHENS, SAMUEL	13, Donegall Square North, Belfast.
4339	Oct. 1904	STEPHENS, WILLIAM HENRY ..	13, Donegall Square North, Belfast.

Date of Election and of Transfer	FELLOWS.	Address.
A. Jan. 1879 F. Nov. 1882	STEPHENSON, CHARLES WILLIAM	38, Parliament Street, S.W.
May 1890	STEVENS, CHARLES VIVIAN ..	56, Buckingham Gate, Victoria Street, Westminster, S.W.
Feb. 1906	STEVENS, JOHN JAMES	Broadway Court, Broadway, Westminster, S.W.
Nov. 1891	STEVENS, JOHN WM., A.R.I.B.A.	21, New Bridge Street, E.C.
Oct. 1897	STEVENSON, ALLAN	14, Cathcart Street, Ayr, N.B.
Mar. 1891	STEVENSON, EDMUND HERBERT, M.I.C.E.	38, Parliament Street, S.W.
A. Oct. 1903 F. Oct. 1910	*STEWARD, CLIFFORD THOMAS ..	45, Parliament Street, S.W.
July 1868	STEWARD, HERBERT THOMAS (*Past-President*)	45, Parliament Street, S.W.
Sep. 1895	STEWART, GEORGE FRANCIS (*Member of Council*)	Summerhill, Killiney, Co. Dublin.
A. Oct. 1899 F. July 1901	*STEWART, GEORGE PAKENHAM..	4, Kildare Street, Dublin.
A. Oct. 1900 F. July 1901	*STEWART, HENRY PAKENHAM ..	6, Leinster Street, Dublin.
Sep. 1895	STEWART, WILLIAM THOMAS ..	6, Leinster Street, Dublin.
Mar. 1891	STIRTON, THOMAS	Fernley House, Crescent Road, Ipswich, and Rendlesham Estate Office, Woodbridge, Suffolk.
May 1891	STOCKS, FREDERICK WILLIAM ..	Town Hall, Middlewich, Cheshire.
Sep. 1895	STOKES, RICHARD	60, Dawson Street, Dublin.
A. Oct. 1908 F. June 1910	*STONE, EDWARD ALBERT	4, Station Buildings, Catford Bridge, S.E.
A. Oct. 1901 F. Jan. 1912	*STONE, FREDERIC..	Estate Office, Newmillerdam, Wakefield, Yorkshire.
A. Oct. 1897 F. July 1907	*STONEHAM, EDWARD RUSSELL..	Orchard House, Erith, Kent.
Dec. 1881	STONER, ALFRED..	Boston House, 63 and 64, New Broad Street, E.C.
Mar. 1889	STOOKE, JAMES	Courtenay Street, Newton Abbot, Devon.
A. Oct. 1902 F. Jan. 1906	*‡STOOKE, JOHN EDWIN HELLYAR	2, Palace Yard, Hereford.
June 1896	STOPFORD, THE HON. GEORGE FREDERICK WILLIAM	The Estate Office, Gorey, Co. Wexford.
Nov. 1891	STOPHER, THOMAS	Winchester.
A. Oct. 1904 F. Dec. 1910	*STRACHAN, CHARLES JOHN ..	62, Haverstock Hill, N.W.
A. Oct. 1895 F. June 1898	*STROUTS, LEWIS HERBERT.. ..	137, Gleneldon Road, Streatham, S.W.
Feb. 1884	STRUDWICK, HAYWARD JAMES..	Falcon Court, 32, Fleet Street, E.C.
A. Dec. 1875 F. June 1891	STRUTT, THE HON. EDWARD GERALD (*President*)	Broad Street House, E.C., and Whitelands, Hatfield Peverel, Chelmsford.
Sep. 1895	STUDDERT, R. R...	Hazlewood, Quin, Co. Clare.
May 1888	STUDDY, THOMAS EDWARD ..	Mazonel, Stoke Gabriel, Totnes, Devonshire.
July 1868	STURGE, ROBERT FOWLER.. ..	33, Corn Street, Bristol.

‡ Special Forestry Certificate.

Dip. No.	Date of Election and of Transfer	FELLOWS.	Address.
1235	A. Dec. 1884 F. Oct. 1911	STURGE, THEODORE	33, Corn Street, Bristol.
3779	Oct. 1901	*STURT, CHARLES EDWIN	16, St.Stephen's Gardens, East Twicke ham, Middlesex.
2400	Nov. 1891	SURRIDGE, JOSEPH SMITH	Coggeshall, Essex.
3594	A. Oct. 1899 F. Mar. 1904	*SUTCLIFFE, JAMES HENRY.. ..	Red Lees, Mytholmroyd, Yorkshire.
2401	Nov. 1891	SUTHERS, JAMES	Union Offices, Hull Street, Todmorde Yorks.
3432	A. Oct. 1898 F. Nov. 1900	*SUTTON, FREDERICK STANLEY ..	74, New Kent Road, S.E.
2402	Nov. 1891	SWAIN, ERNEST	26, High Street, Notting Hill Gate, W
2403	Nov. 1891	SWAIN, FRANK	170, High Street, Notting Hill Gate, W
1427	A. Dec. 1887 F. Feb. 1892	SWETENHAM, HENRY	49, North Gate Street, Chester.
2878	Sep. 1895	SWINEY, WILLIAM D.	Moyagh, Ramelton, Co. Donegal.
1257	Feb. 1885	SWORDER, HUGH..	High Street, Epping, Essex.
4077	A. Oct. 1902 F. Apr. 190	*SYMMONS, PERCY JAMES	63, Melrose Avenue, Willesden Gree N.W.
2879	Sep. 1895	SYNGE, EDWARD	Estate Office, 11, Leinster Street, Dubl
2880	Sep. 1895	TAILYOUR, ALEXANDER	Collycroft House, Ashbourne, Derbysh
3302	Feb. 1898	TANNAHILL, ROBERT DUNLOP ..	Lands Valuation Office, Kilmarnocl
1317	May 1886	TANNER, SIR HENRY, C.B., I.S.O., F.R.I.B.A.	H.M. Office of Works, Storey's Gat Westminster, S.W.
1115	A. Feb. 1884 F. Dec. 1888	TANNER, WILLIAM	County Surveyor, Newport, Mon- mouthshire.
771	A. Feb. 1882 F. Nov. 1889	TAPP, ARTHUR	5, Little George Street, Westminste S.W., and Southend-on-Sea, Essex
2383	Sep. 1895	TATLOW, JOHN GARNETT	43, Belgrave Square, Monkstown, C Dublin.
2405	Nov. 1891	TAYLOR, ARTHUR WILLIAM ..	159, High Street, Putney, S.W.
3067	Oct. 1896	TAYLOR, EDGAR CHARLES, CAPT.	R.E. Office, Devonport.
4079	A. Oct. 1902 F. Jan. 1911	*TAYLOR, EDWIN THURLOW ..	Valuer's Department, Central Static Chambers, Blackpool, Lancs.
5605	Oct. 1909	TAYLOR, GEORGE..	Estate Office, Westport, Co. Mayo.
2548	A. Nov. 1892 F. Nov. 1895	*TAYLOR, HARRY WILLIAM, A.M.I.C.E.	Cathedral Buildings, Dean Street, Nev castle-on-Tyne.
1471	A. Mar. 1888 F. July 1891	TAYLOR, JOHN HERBERT	Turners Hill, Sussex.
4276	A. Oct. 1903 F. Oct. 1910	*TAYLOR, JOHN JAMES..	11, Little College Street, Westminste S.W.
678	A. Dec. 1881 F. Feb. 1887	TAYLOR, JOHN WALTON, F.R.I.B.A.	St. John Street, Grainger Street Wes Newcastle-on-Tyne.
1026	A. Dec. 1883 F. Nov. 1889	TAYLOR, MATTHEW	Chiddingfold, Godalming, Surrey (Sussex Committee)
1825	May 1890	TAYLOR, RICHARD FREDERICK ..	3, King Street, Cheapside, E.C.

lp. o.	Date of Election and of Transfer.	FELLOWS.	Address.
07	Nov. 1891	TAYLOR, THOMAS WALTERS ..	25, Brazennose Street, Manchester.
0	A. Oct. 1900 F. Oct. 1910	*TAYLOR, WILLIAM HENRY.. ..	Nuttall, Nottingham.
9	A. Feb. 1894 F. Oct. 1894	*TEE, SAMUEL CLIFFORD	50, Moorgate Street, E.C.
9	A. Nov. 1891 F. Oct. 1894	*TEMPLE, FREDERICK WILSON ..	57, Sandgate Road, Folkestone, Kent.
5	Sep. 1895	TENER, EDWARD SHAW	The Square, Loughrea, Co. Galway.
06	A. Oct. 1901 F. May 1910	*TERRY, ARTHUR ELLIOTT	The Firs, Compton, Wolverhampton, Staffs.
0	A. Oct. 1902 F. May 1909	*TERRY, ERNEST FAIRCHILD ..	Clavadel, Brighton Road, Surbiton Surrey.
07	A. Oct. 1899 F. Jan. 1912	*§TERRY, FRANK TREACHER ..	107, Victoria Street, S.W.
0	A. Oct. 1893 F. Oct. 1898	*§THEAKSTON, WILLIAM PEASE ..	Huntingdon.
24	Apr. 1883	THEOBALD, HENRY WELLS DEWHURST (*Member of Council*) ..	110, Great Russell Street, W.C.
53	A. June 1896 F. June 1898	*THEOBALD, JOHN MEDOWS.. ..	110, Great Russell Street, W.C.
00	A. Oct. 1907 F. Nov. 1909	*THIRLAWAY, ROBERT	Arrocha, Mousehole Lane, Shirley, Southampton.
4	A. Oct. 1898 F. Jan. 1901	*§THOMAS, CHARLES JOHN HOWELL	Inland Revenue, Somerset House, W.C.
98	A. Oct. 1899 F. Nov. 1909	*THOMAS, GEORGE WILLIAM ..	13, St. Andrew's Crescent, Cardiff.
35	Mar. 1890	THOMAS, GLEGGE	Cheshire Lines Committee, Central Station, Liverpool.
9	A. Oct. 1894 F. July 1901	*THOMAS, ILLTYD	17, Quay Street, Cardiff, Glamorganshire
9	Oct. 1911	*THOMAS, OWEN DAVID	3, Cherry Street, Birmingham.
11	Dec. 1882	THOMPSON, ARTHUR EDMUND ..	Leadenhall Buildings, E.C.
0	Oct. 1911	*THOMPSON, EDWARD HORACE ..	Southernhay, Hook, Surbiton, Surrey.
1	Nov. 1891	THOMPSON, FRANCIS WILLIAM	Ash Lawn, Heaton, Bolton, Lancashire
5	Oct. 1900	THOMPSON, SIR ROBERT JAMES (*Member of Council*)	Oak View, Molyneux Park, Tunbridge Wells.
4	A. Oct. 1904 F. Oct. 1910	*THOMSON, JOHN LORIMER.. ..	Valuer's Department, 31, Albert Square, Dundee.
3	Mar. 1888	THORNE, ARNOLD, F.R.I.B.A. ..	Barnstaple, Devon.
2	A. Feb. 1904 F. May 1910	*THORNTON, ARTHUR BRUCE ..	18, Holwood Road, Bromley, Kent.
9	Oct. 1902	*THORP, ROBERT HAYTON	Land of Green Ginger, Hull.
7	A. Feb. 1882 F. Nov. 1889	THORPE, CHRISTOPHER	56, St. Helen's Street, Chesterfield, Derbyshire.
2	May 1891	THORPE, JOHN	Market Bosworth, Leicestershire.
2	A. Oct. 1894 F. July 1895	*THRING, DOUGLAS THEODORE ..	Boughton House, near Kettering, Northamptonshire.
0	A. Feb. 1892 F. Nov. 1900	*THURGOOD, ALBERT EDWARD ..	Valuer's Office, 8, Southsea Terrace, Portsmouth.
1	A. Dec. 1880 F. Nov. 1887	THURNALL, JOHN EDWARD ..	Royston, Herts.
6	A. Oct. 1904 F. Apr. 1908	*THWAITES, GEORGE PERCY ..	8 and 9, Essex Street, Strand, W.C.
0	Jan. 1884	THYNNE, GUY HARRY..	9, Victoria Street, S.W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
1373	Feb. 1887	TINDALL, CHARLES WILLIAM ..	Wainfleet, S.O., Lincolnshire.
4547	A. Oct. 1904 F. Apr. 1911	*TITFORD, HORACE JAMES.... ..	Messrs. Waterer and Dickins, 13 High Street, Bromley, Kent.
2413	Nov. 1891	TODD, RICHARD	Englefield, near Reading.
1241	Jan. 1885	TODD, WILLIAM HENRY, M.I.C.E.	County Buildings, Hull.
3938	A. Feb. 1902 F. June 1912	*TOMLIN, FRANCIS FERRIER ..	50, Station Road, Wood Green, N and 164, Palmerston Road, Bowe Park, N.
1438	Jan. 1888	TOMLINSON, THOMAS H.	2, St. James's Street, Derby.
1600	Mar. 1889	TOMPSETT, WILLIAM ROBERT ..	Meadhurst, Tonbridge, and Stone Cast Farm, Paddock Wood, Kent.
473	Jan. 1877	TOOTELL, RICHARD WILLIAM ..	11, Queen Victoria Street, E.C.
2550	A. Nov. 1892 F. Feb. 1896	*TORY, JOHN EDWARD..	Inland Revenue, 50, Queen Stree Exeter.
447	Apr. 1876	TOWER, BROWNLOW RICHARD CHRISTOPHER	Bridgewater Estate Office, Ellesmer Salop.
2763	A. Mar. 1895 F. Oct. 1898	*TOWNEND, WILLIAM	4, Mosley Street, Newcastle-on-Tyne.
2890	Sep. 1895	TOWNSHEND, CHARLES LOFTUS..	15, Molesworth Street, Dublin.
2892	Sep. 1895	TOWNSHEND, JAMES RICHARD CLARKE	23, South Frederick Street, Dublin.
2894	Sep. 1895	TOWNSHEND, THOMAS COURTNEY	23, South Frederick Street, Dublin.
2893	Sep. 1895	TOWNSHEND, THOMAS LOFTUS ..	15, Molesworth Street, Dublin.
2414	Nov. 1891	TRAFFORD, FREDERICK CHARLES	100, Jermyn Street, St. James's, S.W.
3276	A. Oct. 1897 F. May 1903	*TREHEARNE, ALFRED FREDERICK ALDRIDGE	51A, Lincoln's Inn Fields, W.C.
3436	A. Oct. 1898 F. Apr. 1904	*TREMLETT, WALTER WILLIAM ..	Ansley Hall Estate Office, Hartshil Atherstone, Warwickshire.
2895	Sep. 1895	TRENCH, ARTHUR	Burleigh, Burlington Road, Dublin.
3437	A. Oct. 1898 F. Nov. 1901	*§TRENT, WILLIAM EDWARD.. ..	6, Broad Street Place, E.C.
2415	Nov. 1891	TREPPLIN, ERNEST C.	Stoke Court, Taunton, Somersetshire
4852	Feb. 1906	TROLLOPE, CHARLES GEORGE N.	Broadway Court, S.W.
592	A. Dec. 1880 F. Jan. 1891	TROLLOPE, HENRY CHARLES ..	7, Hobart Place, S.W.
1131	A. Mar. 1884 F. Aug. 1891	TRUMPER, JOHN ALFRED	27, Lincoln's Inn Fields, W.C.
2040	Mar. 1891	TUBBS, WALTER BURNELL.. ..	37, Barbican, E.C.
2470	A. Nov. 1891 F. Jan. 1896	*TUCKETT, PERCIVAL FOX	2, Basinghall Street, E.C.
2416	Nov. 1891	TURNER, ALEXANDER HENRY ..	69, South Audley Street, Grosvenc Square, W.
4818	A. Oct. 1905 F. Apr. 1911	*†TURNER, BENJAMIN GEORGE ..	Church House, Walmer, Kent.
1495	Nov. 1888	TURNER, CHARLES	Oakhurst, East Grinstead, Sussex.
2900	Sep. 1895	TURNER, FREDERICK ADOLPHUS BRABAZON..	The Estate Office, Gorey, Co. Wexfor
1866	Nov. 1890	TURNER, JOSEPH HARLING ..	Portland Estate Offices, Kilmarnock.

† Special Sanitary Science Certificate.

Date of Electon and of Transfer.	FELLOWS.	Address.
Dec. 1888	TURNER, THOMAS WARNER ..	Langwith Lodge, Mansfield, Notts.
Nov. 1890	TURTON, EDWARD JAMES	Horkstow, Barton-on-Humber, Lincolnshire.
Oct. 1904	TURTON, FLETCHER THOMAS ..	Municipal Offices, Surveyor's Department, Liverpool.
Oct. 1898	*TUTT, EDWIN THOMAS	Market Place, Ampthill, Beds.
A. Jan. 1890 F. Aug. 1893	*TYLER, JAMES WILLIAM	45, Holborn Viaduct, E.C.
Sep. 1895	TYNDALL, ALBERT HENRY.. ..	Ballyanne House, New Ross, Co. Wexford
A. Oct. 1899 F. Dec. 1905	*TYPE, MARCUS OSWALD	87, Edmund Street, Birmingham.
Sep. 1895	TYRRELL, GARRETT CHARLES, M.A. (*Dublin*)	Ballinderry, Carbery, Co. Kildare.
A. Oct. 1900 F. July 1901	*UPSDALE, ANDREW REED	738, Romford Road, Manor Park, E.
Feb. 1883	VAIZEY, JOHN GEORGE	Bocking, Braintree, Essex, and 44, Bedford Row, W.C.
A. Feb. 1889 F. June 1910	*VALE, HENRY	16, Darlington Street, Wolverhampton, Staffs.
A. Oct. 1903 F. Apr. 1911	*VEALE, LOUIS CHARLES	72, Finsbury Pavement, E.C.
Feb. 1876	*VERNON, ARTHUR (*Past-President*)	Borshams, High Wycombe, Bucks., and 11, Queen Victoria Street, E.C.
Sep. 1895	VERNON, ARTHUR POMEROY ..	1, Wilton Place, Dublin.
A. Oct. 1905 F. June 1906	*VERNON, ARTHUR STANLEY ..	41, High Street, High Wycombe, Bucks, and 11, Queen Victoria Street, E.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2906	Sep. 1895	VERNON, FANE	Pembroke Estate Office, Wilton Place Dublin.
2289	Nov. 1891	†VERNON-INKPEN, GEORGE CHAS.	40, Commercial Road, Portsmouth.
2907	Sep. 1895	VERSCHOYLE, WILLIAM HENRY FOSTER	Woodley, Dundrum, Co. Dublin.
4084	A. Oct. 1902 F. Nov. 1903	*VICKERS, ALFRED CRANSTOUN ..	52, Boston Avenue, Southend-on-Sea Essex.
4285	A. Oct. 1903 F. June 1910	*VIGERS, ASTLEY ALLAN	4, Frederick's Place, E.C.
498	A. Jan. 1878 F. Oct. 1883	VIGERS, LESLIE ROBERT (*Past-President*)	4, Frederick's Place, E.C.
594	A. Dec. 1880 F. Nov. 1885	VIGERS, MARTIN..	52, Queen Victoria Street, E.C.
1496	Nov. 1888	VILLAR, JAMES	2, Essex Place, Cheltenham, Gloucestershire.
2994	A. Oct. 1895 F. Dec. 1898	*VINTEN, HAROLD BERTRAM ..	72, High Street, Ramsgate, Kent.
1601	Mar. 1889	WACHER, THOMAS	Upper Bridge Street, Canterbury.
3748	A. Oct. 1900 F. June 1908	*WACHER, THOMAS BLAKE	2, Upper Bridge Street, Canterbury.
2126	May 1891	WADE, GEORGE TEMPEST	Halford Street, Leicester.
2418	Nov. 1891	WADLING, HY. JOHN, F.R.I.B.A.	Lamb Building, Temple, E.C.
1618	Apr. 1889	WAGSTAFFE, THOMAS ROGERS	c/o Dr. Shepherd, 235, Upper Richmond Road, Putney, S.W.
1699	A. Jan. 1890 F. Oct. 1910	*WAIN, GEORGE SPARROW	Valuer's Office, 10, College Road Harrow, Middlesex.
843	Dec. 1882	WAINWRIGHT, CHARLES RAWLINSON	Shepton Mallet, Somerset.
1631	Nov. 1889	WAINWRIGHT, THOMAS TAYLOR (*Past-President*)	13, Union Court, Castle St., Liverpool
5098	Oct. 1907	*WAKEFORD, ARTHUR JAMES ..	161, Clapham Road, S.W.
1392	May 1887	WALCOTT, LYONS RODEN SYMPSON	1, Gray's Inn Place, W.C.
2995	A. Oct. 1895 F. June 1906	*WALDRAM, PERCY JOHN	12, Buckingham St., Charing Cross, S.W.

† Special Sanitary Science Certificate.

Date of Election and of Transfer.	FELLOWS.	Address.
Oct. 1911	WALKER, ALEXANDER	249, George Street, Glasgow.
Nov. 1890	WALKER, SIR FRANCIS ELLIOTT, BART.	Swansfield House, Alnwick, Northumberland.
Nov. 1891	WALKER, GEORGE BOOTH	Wainfleet, Lincolnshire.
Feb. 1899	WALKER, GEORGE JAMES	3, Golden Square, Aberdeen.
Feb. 1882	WALKER, HERBERT, M.I.C.E., F.R.I.B.A.	Albion Chambers, King Street, Nottingham.
A. Feb. 1904 F. Jan. 1909	*WALKER, HOWARD JAMES.. ..	Inland Revenue, Bank Chambers, Wigan, Lancashire.
A. Oct. 1903 F. Oct. 1909	*WALKER, JAMES WILLIAM BOYD	Sungei Gadut, Negri Sembilan, F.M.S.
Feb. 1899	WALKER, JOHN	74, Bath Street, Glasgow.
May 1891	WALKER, JOSEPH	South Road, The Park, Nottingham.
Mar. 1890	WALKER, JOSHUA	Bridge Offices, Bridgegate, Retford, Notts
Dec. 1881	WALKER, SAMUEL	22, Moorgate Street, E.C.
Feb. 1899	WALLACE, THOMAS DOUGLAS ..	Callendar Park, Falkirk, Stirlingshire.
A. Dec. 1883 F. May 1897	*WALLIS, JOHN DAVID..	57, King Street, Manchester.
Mar. 1882	WALMISLEY, ARTHUR THOMAS, M.I.C.E.	9, Victoria Street, S.W., and Harbour Board Offices, Dover, Kent.
Mar. 1891	WALMISLEY, JOSEPH WILLIAM, F.R.I.B.A.	7, King's Terrace, Southsea, Hants.
Feb. 1898	WALMSLEY, ARTHUR TINDAL, CAPTAIN	8, Surbiton Park Terrace, Kingston-on-Thames, Surrey.
A. Oct. 1900 F. Sep. 1904	*WALSH, FREDERICK LEOPOLD MORFEE	22, Buckingham Street, Adelphi, W.C.
Oct. 1908	*WALSH, JOSEPH FREDERICK ..	Museum Chambers, Halifax.
A. Oct. 1900 F. Dec. 1902	*WALTER, THOMAS JAMES	Gervis Place, Bournemouth, Hampshire.
Dec. 1887	WARD, DANIEL	Hewton, Bere Alston, Devon.
Mar. 1888	WARD, FRANK	Burnville, Tavistock, North Devon.
A. Oct. 1901 F. Nov. 1902	*†WARD, HENRY PAYNE	"Burleigh," Reigate Road, Redhill, Surrey.
Sep. 1895	WARD, THE HON. SOMERSET ..	Carrowdore Castle, Donaghadee, Co. Down
Nov. 1890	WARING, HERBERT FULLER ..	46, Earl Street, Maidstone.
A. Oct. 1899 F. July 1901	*§WARMINGTON, HERBERT ANDREW CROMARTIE	7, St. James's Street S.W., and Grange Estate Office, Alresford, Hampshire.
Nov. 1889	WARNER, HENRY	Farringdon, Alton, Hants.
A. Mar. 1869 F. Apr. 1875	WARNER, WILLIAM HENRY ..	130, Mount Street, Grosvenor Square, W.
Oct. 1910	*WARR, GEORGE WALTER	Town Hall, Southwick, Sussex.
A. Oct. 1897 F. Oct. 1902	WARWICK, GEORGE ERNEST ..	Valuation Office, Dublin.
A. Oct. 1904 F. July 1907	*WATERMAN, BERTIE EDWARD ..	18, Tower Road, Dartford, Kent.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
2044	Mar. 1891	WATERS, EDWARD	The Canal, Salisbury.
5856	Oct. 1910	*WATERS, FREDERICK EBENEZER	67, Telephone House, Victoria Embankment, E.C.
758	A. Feb. 1882 F. Mar. 1887	WATERS, WILLIAM RICHARD ..	c/o Chancellors, Richmond, Surrey.
1101	A. Feb. 1884 F. Mar. 1889	WATKINS, ROBERT ARUNDEL ..	Castle Combe, Chippenham, Wilts.
47	June 1868	WATNEY, DANIEL (*Past President*)	33, Poultry, E.C.
1957	Jan. 1891	WATNEY, DENDY..	4A, Frederick's Place, E.C.
951	A. May 1883 F. Feb. 1887	WATNEY, WALTER DANIEL ..	18, Bennett's Hill, Birmingham.
3604	A. Oct. 1899 F. May 1905	*WATSON, DAVID ALEXANDER ..	The Estate Office, Watlington, Oxford
4559	A. Oct. 1904 F. Dec. 1905	*WATSON, ERNEST	Broadway Chambers, Westminster, S.W
2996	A. Oct. 1895 F. Nov. 1899	*§WATSON, HERBERT JOHN ..	St. Helen's, Cockermouth, Cumberland and 6, Lendal, York.
1236	A. Dec. 1884 F. Sep. 1895	*WATSON, JAMES BRUCE	Petworth, Sussex.
2425	Nov. 1891	WATSON, JOHN	Cogan Chambers, Bowlalley Lane, Hull
1290	A. Dec. 1885 F. May 1894	*WATSON, JOHN	Valuer's Office, Bank Chambers, High Street, Doncaster, Yorks.
1456	Feb. 1888	WATT, ALEXANDER	Muncaster Estate Office, Ravenglass, Cumberland.
467	A. Dec. 1876 F. Nov. 1879	WATTS, CHARLES	West-by-Thames, Kingston-on-Thames Surrey.
2426	Nov. 1891	WATTS, SAMUEL LINGARD.. ..	40, South King Street, Cross Street, Manchester.
1658	Dec. 1889	WAY, HENRY JAMES	109, Lower St. James' Street, Newport, Isle of Wight.
284	May 1872	WEALL, JOHN	38, High Street, Watford, Herts.
3440	A. Oct. 1898 F. Jan. 1904	*WEALL, JOHN GRAHAM	38, High Street, Watford, Hertfordshire.
2552	A. Nov. 1892 F. June 1911	*WEATHERHEAD, DAVID WILKINSON	50, Low Street, Keighley, Yorkshire.
3753	A. Oct. 1900 F. Sep. 1902	*WEATHERILL, GEORGE FORD ..	Valuation Office, Raglan Chambers, Harrogate, Yorkshire.
700	Jan. 1882	WEAVER, WILLIAM, M.I.C.E. ..	30, Lytton Grove, Putney Hill, S.W.
2915	Sep. 1895	WEBB, CHARLES	Park Place, Tashinny, Mullingar, Co. Westmeath.
5055	A. Oct. 1906 F. Apr. 1911	*WEBB, CLARENCE ALBERT.. ..	7, Church Road, Penarth, Cardiff.
1725	Feb. 1890	WEBB, WILLIAM	Keeper's Cottage, Furze Hill, Purley, Surrey.
3605	A. Oct. 1899 F. Nov. 1903	*WEBBER, HENRY STANTON ..	23, Queen St., Maidenhead, Berkshire.
4562	A. Oct. 1904 F. June 1906	*WEBBER, WILLIAM HENRY ..	7, Great James Street, Bedford Row, W.C
1908	A. Nov. 1890 F. Feb. 1897	*WEBSTER, HUGH CALTHROP ..	2, Basinghall Street, E.C.

p.).	Date of Election and of Transfer	FELLOWS.	Address.
89	Dec. 1889	WELCH, FREDERICK WILLIAM ..	170, North Street, Brighton, and 30A, Western Road, Hove, Sussex.
88	A. Oct. 1902 F. Dec. 1910	*WELLS ARTHUR HARVEY	32, Full Street, Derby.
06	A. Oct. 1899 F. Oct. 1900	*WELLS, FREDERICK BEAUCHAMP	Officina del Ingeniero, Ferro Carril del Sud, Buenos Ayres.
53	A. Nov. 1892 F. Oct. 1896	*WELLS, WILLIAM HENRY	116, Kensington High Street, W.
31	Dec. 1881	WELLSTED, WM. HENRY, M.I.C.E.	Prince's Dock Chambers, Hull.
14	Sep. 1895	WELPLY, JAMES	65, George Street, Limerick.
12	A. Oct. 1898 F. Dec. 1902	*WELSH, HUGH	Newton Park Estate, Newton St. Loe, Somersetshire.
52	Feb. 1897	WENBORN, SIDNEY THOMAS, MAJOR	R.E. Office, R.M. College, Camberley, Surrey.
15	A. Oct. 1893 F. Sep. 1895	*WEST, CHARLES HENRY EDWARD	5A, Orchard Street, Portman Square, W.
07	A. Oct. 1899 F. Dec. 1901	*WEST, HERBERT JAMES	17, York Place, W.
44	Feb. 1882	WESTBURY, GEORGE HENRY ..	The Knoll, Andover, Hants.
49	Oct. 1904	*WESTON, FRANCIS	322, Brixton Road, S.W.
45	Mar. 1891	WETHERALL, HARRY LANCASTER	Bracklyn, Winchfield, Hants.
56	A. Oct. 1900 F. Jan. 1907	*WHATLEY, ERNEST JAMES.. ..	Saxondale, Rock Road, Cambridge.
04	A. Oct. 1903 F. June 1908	*WHEELER, FRANCIS WEST.. ..	1, Sydney Street, Chelsea, S.W.
54	A. Nov. 1892 F. June 1897	*WHEELER, JOHN HENRY WEST..	Inland Revenue, Shannon Court, Bristol.
57	A. Oct. 1900 F. May 1910	*‡§WHELDON, MARTIN LOWISH ..	5, Coney Street, York
09	A. Oct. 1910 F. Oct. 1911	*WHINNERAH, WILLIAM	Polefield Hall, Prestwich, Lancashire.
54	A. Oct. 1908 F. Oct. 1910	*WHIPP, THOMAS WILLIAM.. ..	15, Valley Bridge Parade, Scarborough, Yorkshire.
16	A. Oct. 1893 F. Oct. 1897	*WHITAKER, ERNEST VICTOR ..	
27	Nov. 1891	WHITE, ALFRED EDWARD, M.I.C.E.	Town Hall, Hull.
15	Jan. 1896	WHITE, ARTHUR	99, George Street, Limerick.
58	A. Oct. 1900 F. Sep. 1904	*WHITE, BENJAMIN WILLIAM ..	15-17, Eldon Street, E.C.
28	Nov. 1891	WHITE, JAMES ALEXANDER ..	18, High Street, Dorking, Surrey.
16	Sep. 1895	WHITE, RICHARD..	Estate Office, Gowran, Co. Kilkenny.
07	A. Oct. 1895 F. Apr. 1908	*WHITE, WALTER ERNEST COATES	Chatwood, Wokefield Green, Mortimer, Berkshire.
01	Jan. 1882	WHITELEY, CHARLES PERRY ..	82, Queen Street, E.C.
23	A. Oct. 1894 F. May 1896	*§WHITTAKER, JOHN DRONSFIELD, B.A. (*Cantab.*)	Oxford and Cambridge Club, Pall Mall, S.W.
59	A. Oct. 1900 F. July 1902	*WHITTEN, GEORGE JACKSON ..	28, Braxted Park, Streatham, S.W.
08	A. Oct. 1895 F. Nov. 1900	*WHITTON, PERCY..	24, Gandy Street, Exeter.

‡ Special Forestry Certificate.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	Address.
3915	A. Oct. 1901 F. Oct. 1909	*§Widdicombe, Charles Edwin..	Valuation Department, King's Lynn, Norfolk.
3916	A. Oct. 1901 F. Feb. 1907	*Wigley, Herbert Henry ..	Winslow, Buckinghamshire.
3608	A. Oct. 1899 F. Feb. 1904	*Wigley, Sidney Prudden ..	Winslow, Buckinghamshire.
234	A. Feb. 1870 F. Nov. 1876	Wigram, John	South Collingham, Newark, Notts.
3443	A. Oct. 1898 F. Oct. 1899	*Wigram, Reginald Spencer ..	38, Westbourne Gardens, W.
2492	Feb. 1892	Wilbraham, Edward Sidney..	Estate Office, St. Giles, Salisbury.
6151	Oct. 1911	*Wilding, James	Town Hall, Runcorn, Cheshire.
3917	A. Oct. 1901 F. May 1910	*Wilford, Cecil Marshall ..	Cathedral Chambers, Castle Street, Carlisle.
2434	Nov. 1891	Wilkins, William	63, Chancery Lane, W.C., and Llanelly Carmarthenshire.
1226	Dec. 1884	Wilkinson, Thomas	170, North Street, Brighton, and 30A Western Road, Hove, Sussex.
3610	A. Oct. 1899 F. Jan. 1905	*Williams, Arthur Codrington	5, Great College Street, Westminster Abbey, S.W.
1766	Mar. 1890	Williams, Edward Bickerton	57, Colmore Row, Birmingham.
2425	Nov. 1891	Williams, Gerald Garnons ..	Ashburnham Estate Office, Burry Port, Carmarthen.
4315	A. Feb. 1904 F. May 1910	*§Williams, Harold	43 and 45, High Street, Croydon.
2738	A. Mar. 1895 F. May 1898	*Williams, Henry Cuthbert ..	36, Lincoln's Inn Fields, W.C.
3760	A. Oct. 1900 F. Jan. 1908	*Williams, Richard Ernest Havard	The Elms, Struet, Brecon.
568	A. Jan. 1880 F. Apr. 1888	Williams, William Herbert..	Great Western Railway, Paddington, W.
2617	A. Oct. 1893 F. Feb. 1897	*Willis, Edward..	Engineer and Surveyor's Department, Town Hall, Chiswick, W.
2917	Sep. 1895	Willis, Gilbert de Laval ..	Leconfield Estates Office, Ennis, Co. Clare
1593	Feb. 1889	Willmot, George Dyott.. ..	6, Waterloo Street, Birmingham.
807	A. Apr. 1882 F. May 1887	Willmot, John .. .. (*Member of Council*)	6, Waterloo Street, Birmingham.
5349	Feb. 1908	Wills, John Broom	15, Bellgrove Street, Glasgow.
5613	Oct. 1909	*Wilmot, Hubert de Burgh ..	The Milton Estate Office, Priestgate, Peterborough.
2919	Sep. 1895	Wilson, Arthur John de Courcy	Madresfield Grange, Malvern, Worcestershire.
5569	Feb. 1909	*Wilson, Frederick	City Engineer's Department, 63, Queen Square, Bristol.
3445	A. Oct. 1898 F. Oct. 1899	*Wilson, Frederick Robert ..	41, Streathbourne Road, Balham, S.W.
3488	Feb. 1899	Wilson, James, C.A.	135, Wellington Street, Glasgow.
3141	A. Oct. 1896 F. Jan. 1899	*Wilson, Lawrence Richard ..	Bank of England Chambers, Tib Lane, Manchester.
662	Dec. 1881	Wilson, Thomas Silk (*Member of Council*)	Underfell, Barbon, near Kirkby Lonsdale, Westmorland.

	Date of Election and of Transfer.	FELLOWS.	Address.
9	A. Jan. 1888 F. Feb. 1904	*Wilson, William Edward ..	Bank of England Chambers, Tib Lane, Manchester.
2	Jan. 1891	Wilson, William Henry.. ..	5, New Brown Street, Manchester.
9	A. Oct. 1906 F. July 1912	*Winder, Francis Arnold ..	Corn Exchange Chambers, Sheffield.
3	Jan. 1891	Winterton, Harry John Campion	St. Mary's Chambers, Lichfield, Staffordshire.
4	Jan. 1891	Winterton, William Moxon..	30, High Street, Burton-on-Trent, Staffordshire.
7	Nov. 1891	Wise, Charles Dacres	Overbury, Tewkesbury, Gloucestershire.
1	A. Oct. 1899 F. Oct. 1911	*Witham, James Bernard ..	Thurleigh, Priory Road, Sale, Cheshire.
8	Nov. 1891	Wolley, Thomas John	Clungunford Estate Office, Aston-on-Clun, Salop.
5	A. Oct. 1898 F. Jan. 1906	*Wontner-Smith, Percy	Valuers' Office, 29, Romford Road, Stratford, E.
9	A. Nov. 1890 F. May 1891	*Wood, Charles Bruce	3, Gressenhall Road, Wandsworth, S.W.
1	A. Oct. 1906 F. Mar. 1909	*Wood, Douglas, a.r.i.b.a. ..	Orchard Cottage, Coombe Lane, Kingston Hill, Surrey, and 27, Sackville Street, Piccadilly, W.
4	Mar. 1888	Wood, John Daniel	6, Mount Street, W.
7	A. Feb. 1898 F. May 1905	*Wood, John Edward	Valuer's Office, Tudor House, Alma Road, St. Albans, Herts.
7	A. Oct. 1902 F. June 1910	*Wood, John Guy	6, Mount Street, Grosvenor Square, W.
4	A. Oct. 1894 F. Apr. 1901	*‡§Wood, Leslie Stuart	East Grinstead, Sussex.
3	Nov. 1890	Woodbridge, Stephen, Jun. ..	210, High Street, Brentford.
4	Oct. 1905	*Woodcock, Robert Frank ..	Haslemere, Surrey.
1	May 1891	Woodman, Thomas Foster ..	32, St. Peter Street, St. Albans, Herts.
7	A. Oct. 1898 F. Apr. 1901	*Wood-Martin, Henry Roger Bromhead	Cleveragh, Sligo.
7	A. Nov. 1892 F. Sep. 1895	*Woods, Arthur George	17, The Grove, Spring Grove, Isleworth, Middlesex.
2	May 1891	Woods, Thomas..	4 and 5, Church Parade, Hounslow, Middlesex.
1	A. Jan. 1882 F. Apr. 1890	Woodward, Wm., f.r.i.b.a. ..	13, Southampton Street, Strand, W.C.
7	A. Oct. 1897 F. Oct. 1898	*Woof, Robert Stephenson ..	Lowther, Penrith.
9	Mar. 1891	Woolley, John Turton	Spursholt, Romsey, Hampshire, and The Castle Auction Mart, Salisbury.
3	Feb. 1881	Woolley, Reginald	Silver Street, Lincoln, and South Collingham, Newark, Notts.
7	A. Feb. 1876 F. Nov. 1880	Woolley, Thomas Cecil Smith	South Collingham, Newark, Notts.
7	A. Nov. 1871 F. Jan. 1877	Woolley, W. Edward .. .. (*Vice-President*).	Rectory Place, Loughborough, Leicestershire.
6	Nov. 1890	Wordsworth, Robert Walter	Whitemoor, Ollerton, Notts.

‡ Special Forestry Certificate.

Dip. No.	Date of Election and of Transfer	FELLOWS.	Address.
5614	Oct. 1909	*Worrall, Ernest	Stretford Council Offices, Old Trafford, Lancashire.
680	A. Dec. 1881 F. Jan. 1887	Wreathall, Robert T.	The Vestry Hall, St. Martin's Place, Trafalgar Square, W.C., and Manor House, Greenhill, Harrow, Middlesex
2441	Nov. 1891	Wrennall, William	9, Harrington Street, Liverpool.
2442	Nov. 1891	Wright, Charles William, M.A. (*Cantab.*)	21, Parkinson Street, Nottingham.
4574	A. Oct. 1904 F. June 1912	*Wright, Ernest Harry	6, Thomas Street, Woolwich, Kent.
4324	Oct. 1904	Wright, George John, Captain	Royal Engineer Office, Town Barracks, Exeter.
2443	Nov. 1891	Wright, George Thomas Green	3, Great Winchester Street, E.C.
4889	Oct. 1906	*Wright, Herbert Alfred ..	35, Pentonville Road, N.
5063	A. Oct. 1906 F. Nov. 1908	*Wright, Isaac Thomas	61, West Bank Road, Devonshire Park, Birkenhead.
3923	A. Oct. 1901 F. May 1910	*Wright, Walter Brereton ..	6, Glisson Road, Cambridge.
292	Dec. 1872	Wright, William Edward ..	King's Lynn, Norfolk.
1749	Feb. 1890	Wrightson, Arthur Frederick	26, Budge Row, E.C.
2726	A. Oct. 1894 F. Dec. 1902	*Wyatt, Archibald	East Lodge, Fareham, Hamsphire.
3448	A. Oct. 1898 F. July 1901	*Wyatt, Herbert Guy Buckell	North Lodge, Chichester, Sussex.
722	Jan. 1882	Wyatt, Oliver Newman	East Street, Chichester, Sussex.
2620	A. Oct. 1893 F. Nov. 1895	*Wyles, John Walter	Glenmore, Tavistock Road, Snaresbrook, Essex.
1120	Mar. 1884	Wyley, Henry James	Bridgnorth, Shropshire.
5064	A. Oct. 1906 F. June 1911	*Yeatman-Biggs, William Huyshe	Shaw House, Tarporley, Cheshire.
2445	Nov. 1891	York, Henry	East Barnet Valley Urban District Council, Station Road, New Barnet, Herts.
599	A. Jan. 1881 F. Jan. 1891	Young, Andrew .. .. (*Member of Council*)	London County Council, 9, Spring Gardens, S.W.
4100	A. Oct. 1903 F. Apr. 1911	*Young, Charles Alexander ..	51, Coleman Street, E.C.
1830	May 1890	Young, Douglas	51, Coleman Street, E.C.
2921	Sep. 1895	Young, George Lawrence ..	Randalstown, Co. Antrim.
5350	Feb. 1908	Young, Henry Stephen Matthews	Heathfield, Irvine, Ayrshire.

).	Date of Election and of Transfer	FELLOWS.	Address.
1	A. Oct. 1902 F. Oct. 1910	*YOUNG, HERBERT OSWALD ..	12, St. John's Lane, Liverpool.
4	A. Dec. 1878 F. Feb. 1891	YOUNG, MORGAN HENRY	17, Southampton St., Bloomsbury Square W.C.
7	Nov. 1891	YOUNG, OSWALD WILLIAM.. ..	Mersey Docks and Harbour Board, Liver pool.
8	Nov. 1891	YOUNG, THOMAS	6, Warwick Court, Gray's Inn, W.C.
9	A. Oct. 1897 F. Feb. 1900	*YOUNG, THOMAS JOHN	The Agricultural College, Holmes Chapel, Cheshire.
9	Feb. 1899	YUILLE, ROBERT..	70, South Portland Street, Glasgow.

Total Number of Fellows, 1925.

Professional Associates.

The names of those Professional Associates who have qualified for the Class by Examination are distinguished thus *

The names of those Professional Associates who have further qualified by Examination for, but have not yet been transferred to the Class of Fellows, are distinguished thus ¶

The names of those Professional Associates who have gained prizes at the Institution Examinations are distinguished thus §

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4350	Oct. 1904	*¶Abbott, Alexander Henry ..	2, Boscombe Chambers, Boscombe Bournemouth, Hants.
4390	Oct. 1906	*Abbott, Arthur Joe..	The Retreat, Oakhurst Avenue, New Barnet, Herts.
2648	Oct. 1894	*Adams, Gerald James Frederick..	12, Farnaby Road, Bromley, Kent.
2929	Oct. 1895	*Adams, Herbert	38, Sloane Street, Belgravia, S.W.
4351	Oct. 1904	*¶Adams, Hubert Arthur.. ..	Bishop's Croft Cottage, The Mount, Guildford, Surrey.
6152	Oct. 1911	*Addie, Alan Leslie Forrester	Crowder House, Wellington, Shropshire
5857	Oct. 1910	*Agate, Harry Bertrand ..	Fernfield, Ellesmere Park, Eccles, Lancashire.
6153	Oct. 1911	*Ainley, Eric Edwin	Martin Bank, Huddersfield.
5858	Oct. 1910	*¶Aiton, Robert Scott	The Cottage, Lennel, Coldstream, Berwick.
5385	Oct. 1908	*Alderson, Charles Henry ..	c/o H. R. Holbeche, Amersham, Buck.
4352	Oct. 1904	*¶Allen, Harold Colin	Tudor House, Alma Road, St. Albans Herts.
2564	Oct. 1893	*Allen, John Parnell	23, Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
5099	Oct. 1907	*Allen, Newstead Adams.. ..	204, Milton Street, Montreal.
4616	Oct. 1905	*Allen, Oliver Wylie	8, Frederick's Place, Old Jewry, E.C.
5859	Oct. 1910	*¶Allen-Lodge, Albert Robert	4, Adelphi Terrace, Strand, W.C.
3339	Oct. 1898	*Allpress, Horace Edward ..	35, Perrymead Street, Eel Brook Common, S.W.
4127	Oct. 1903	*¶Allsop, Benjamin George Kidston	141, Park Road, N.W.
5860	Oct. 1910	*Alves, Harold Norman	21, Norbries Road, Glastonbury, Somerset.
5861	Oct. 1910	*Ament, Robert	The Home Farm, Rosneath Castle, Dumbartonshire.
3952	Oct. 1902	*¶Amies, Herbert Christopher..	c/o Sir John Jackson (Chili), Ltd., Arica, Chili.
5100	Oct. 1907	*¶Amoore, Henry James	Waterworks, Lurjapur, United Provinces, India.
2931	Oct. 1895	*Anderson, Thomas John.. ..	6, St. James's Road, Kingston-on-Thames, Surrey.
4618	Oct. 1905	*¶Andrew, Robert Charles, N.D.A., B.SC.AGRIC. (*Lond.*)	c/o R. Andrew, 13, Eaton Road, Claughton, Birkenhead, Cheshire.

).).	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
0	Oct. 1898	*ANDREWS, ARTHUR GEORGE, LIC. R.I.B.A.	Borough Surveyor's Office, Town Hall, Colchester, Essex.
7	Oct. 1903	*¶ANDREWS, PERCY CHARLES ..	24, Hill Rise, Richmond, Surrey.
3	Oct. 1904	*ANDREWS, RONALD SEYMOUR ..	44, Addington Road, Bow, E.
4	Oct. 1896	*ANDREWS, STEPHEN HAMPTON..	28, Limesford Road, Waverley Park, S.E.
1	Oct. 1911	*ANDREWS, WILLIAM FREDERICK	38, Shaftesbury Road, Brighton.
2	Oct 1910	*ANNETT, ERNEST TAYLOR.. ..	Borough Surveyor's Office, Gillingham, Kent.
2	Oct. 1906	*ANSTEAD, SYDNEY HERBERT ..	9, Eastern Road, Romford, Essex.
3	Oct. 1897	*APPLEBY, FRANK SEFTON	44, Ash Grove, Wavertree, Liverpool.
5	Oct. 1911	*APPLETON, EDWARD	New Place, Bath Road, Banbury, Oxon.
3	Oct. 1906	*ARCHER, HAROLD DE BYRLAY ..	Ridgeway, near Sheffield.
6	Oct. 1911	*ARCHER, HERBERT HUMBLEY ..	6 and 7, Promenade, Southport, Lancashire.
8	Oct. 1908	*¶ARMSTRONG, CLIVE HEATH ..	Westgate, Haltwhistle, Northumberland
9	Oct. 1899	*ARMSTRONG, JOHN WM. WILSON	"Blacon," Stratford-on-Avon, Warwickshire.
2	Feb. 1900	*ARNOLD, ALAN	Westgate Chambers, Winchester.
5	Oct. 1909	*ARNOLD, ARNOLD KEITH	11, Gunnersbury Avenue, Ealing, W.
0	Oct. 1900	*ARNOLD, HARRY HAGON	Victoria Chambers, Bank Plain, Norwich.
1	Oct. 1907	*¶ARNOLD, WILLIAM RICHARD ..	Llwyn-coed, Morriston, S.O., Glamorganshire.
3	Oct. 1910	*ARTHUR, HENRY EDWARD.. ..	65, High Street, Shadwell, E.
4	Oct. 1910	*ASH, FRANCIS EDWARD	6, Ashfield, Chard, Somerset.
4	Oct. 1904	*¶ASH, HORACE JAMES, A.R.I.B.A. ..	12, Market Place, Nuneaton, Warwickshire.
5	Oct. 1904	*¶ASHBRIDGE, PRENTICE MOORE ..	Southweald, Grove Park, Wanstead, E.
9	Oct. 1908	*ASHTON, ARTHUR..	c/o Small and Ashton, Ross, Herefordshire.
8	Feb. 1903	*§ASHTON, ARTHUR WARD	Grand Trunk Pacific Railway Company, Fitzhugh, Alberta, Canada.
2	Oct. 1907	*¶ASPELL, FRED HEWLINGS	47, Glenfield Road, Leicester.
6	Oct. 1909	*¶ATACK, GEORGE ALBERT SEVERNE	Valuer's Office, 61, Market Square, Lancaster.
5	Oct. 1910	*ATKIN-BERRY, HERBERT COURTENAY	c/o P. C. Russell, Lake Yew Buildings, Kuala Lumpur, Federated Malay States.
5	Oct. 906	*ATKINSON, CHARLES CHRISTOPHER	Cumberland Villa, Headingley, Leeds.
6	Oct. 1910	*¶ATKINSON, CLIFFORD GARNETT..	"Holdene," Florence Road, Wimbledon, S.W.
3	Oct. 1907	*¶ATTENBOROUGH, GEORGE	38, Edgbaston Road, Moseley, Birmingham.
3	Oct. 1898	*¶ATTLEE, EDWARD GUY	Green Lane, Burbage, Buxton, Derbyshire.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5617	Oct. 1909	*¶Ayliffe, Walter Sydney ..	"The Shrubberies," Woodside Green, South Norwood, S.E.
5618	Oct. 1909	*Aylmer, Guy	Risby Manor, Bury St. Edmunds, Suffolk.
4620	Oct. 1905	*¶Aylward, George Thomas ..	Allington, Eastleigh, Hampshire.
4356	Oct. 1904	*Aynsley, Douglas Farrer ..	20, Wolveleigh Terrace, Gosforth, Newcastle-on-Tyne.
5104	Oct. 1907	*¶†Bacon, Frank	Sprowston, The Drive, Snaresbrook, Essex.
4896	Oct. 1906	*¶Bagnall, Edward George ..	92, High Street, Notting Hill, W.
5619	Oct. 1909	*Bailey, Alfred Horace.. ..	15A, Old Elvet, Durham.
5105	Oct. 1907	*§ Baines, William Henry.. ..	569, Jersey Avenue, Jersey City, New Jersey, U.S.A.
5868	Oct. 1910	*¶Baker, Alfred James	5, Mount Street, W.
4357	Oct. 1904	*¶Baker, Frank Leslie	c/o Government Survey Offices, Colombo, Ceylon.
6157	Oct. 1911	*Baker, Harold	The Dell, Serpentine Road, Selly Hill, Birmingham.
5620	Oct. 1909	*Baker, Henry George	20, Lansdowne Road, Aldershot, Hampshire.
5621	Oct. 1909	*Baker, Henry Thomas George	18, Stanley Villas, Wallington, Surrey.
4898	Oct. 1906	*Balcomb, Cecil Augustus ..	278, Christchurch Road, Bournemouth.
5391	Oct. 1908	*¶Balden, John Whiteley.. ..	Bywell, Dewsbury, Yorkshire.
5106	Oct. 1907	*Baldwin, Austin Provost ..	c/o Messrs. Holloway Price and Co., Market Harborough, Leicestershire.
3787	Oct. 1901	*¶Baldwin-Wiseman, William Ralph, M.Sc., F.G.S., A.M.I.C.E.	118, Winchester Road, Southampton.
5392	Oct. 1908	*Ball, Francis Leopold	Whittington Chambers, King's Road, Southsea, Hampshire.
1522	Dec. 1888	*Ball, James Benjamin	Great Central Railway, Engineer's Office, Marylebone Station, N.W.
5393	Oct. 1908	*¶Ball, Victor Henry..	8, Hampstead Hill Gardens, N.W.
4900	Oct. 1906	*Ballantine, William Archibald	52, Barnton Street, Stirling.
4622	Oct. 1905	*Ballard, William Edgar, A.M.I.C.E.	Estville, Southam Road, Hall Green, Birmingham.
4358	Oct. 1904	*Balster, Stephen	94, Lansdowne Road, Seven Kings, Ilford, Essex.
5108	Oct. 1907	*¶Banham, Edward Longley ..	Ashcroft, Penn, Buckinghamshire.
3641	Oct. 1900	*Banks, Edward John Stanley	163, Cricklewood Broadway, N.W.

† Special Sanitary Science Certificate.

).	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
3	Oct. 1905	*¶Bannister, Montagu Douglas	Buntinghill, Cuckfield, Sussex.
9	Oct. 1910	*Banton, Luther George ..	54, Iona Road, Glasnevin, Dublin.
9	Oct. 1904	*¶Barber, Harry John	7, St. Helena Road, Redland, Bristol.
5	Oct. 1902	*¶Barclay, Robert Herman ..	20, King's Avenue, Clapham Park, S.W.
8	Oct. 1911	*Barkas, Pallister	118, St. George's Terrace, Newcastle-on-Tyne.
8	Oct. 1901	*Barker, Herbert Graham ..	18, Arterberry Road, Wimbledon, S.W.
9	Oct. 1911	*Barker, Howard William ..	50, Aldridge Road, Perry Barr, Birmingham.
1	Oct. 1906	*Barnard, Dennis Christopher	The Shirehouse, Norwich.
0	Oct. 1904	*Barnham, George William ..	Griston, Watton, Norfolk.
7	Jan. 1885	*Barratt, Harry	Hill View, Corser Street, Stourbridge, Worcestershire.
0	Oct. 1911	*Barrett, Allan	Cliff Lawn, Hyde Park, Leeds.
5	Oct. 1908	*¶Barrett, Thomas Norman ..	Beech Mount, Ellesmere Park, Eccles, Lancashire.
4	Oct. 1905	*¶Barrons, Bertram Alonzo ..	30, Tiverton Road, Exeter.
1	Oct. 1904	*¶Bartholomew, Charles Frederick	7, Edge Hill, Plumstead, S.E.
0	Oct. 1910	*Bartholomew, Eugene Wycliffe	Public Works Department, Colombo, Ceylon.
1	Oct. 1911	*Bartlett, Herbert Gates ..	93, Pevensey Road, Eastbourne, Sussex.
2	Oct. 1906	*Bartlett, Robert Dudley ..	8, Winton Avenue, Westcliff-on-Sea, Essex.
2	Oct. 1904	*¶Barton, Sydney Frederick ..	Forest View, The Drive, Walthamstow, N.E.
6	Oct. 1902	*Bastable, John Daniel	48, Scotland Road, Stanwix, Carlisle.
0	Oct. 1903	*¶Bateman, Frank Graham	The Manor, Burton-on-Trent, Staffs.
3	Oct. 1906	*¶Bates, Arthur Roger Albert	Surveyor's Department, Great Northern Railway, King's Cross, N.
3	Oct. 1904	*Bates, Oscar George	Montague House, Montague Road, Croydon.
1	Oct. 1910	*¶Bates, Percy	354, London Road, Thornton Heath, Surrey.
1	Oct. 1903	*Batstone, Walter Waterfield	110, Cannon Street, E.C.
9	Oct. 1907	*Batzer, Albert Edward	69, Hunter Road, Thornton Heath, Surrey.
4	Oct. 1906	*¶Bax, William Molyneux	"Elmhurst," Rosenthal Road, Catford, S.E.
8	Oct. 1908	*¶Baxter, Arthur Sunderland ..	9, Morella Road, Wandsworth Common, S.W.
9	Oct. 1908	*¶Baxter, George Coulson ..	1, Frederick's Place, Old Jewry, E.C.
5	Oct. 1906	*¶Bayden, Edward	17, Glenshiel Road, Eltham Park, Eltham, S.E.
5	Oct. 1905	*¶Bayes, John George	District Valuer's Office, High Wycombe, Bucks.
1	Oct. 1899	*Baylis, Alfred William	39, Newhall Street, Birmingham.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4856	Feb. 1906	*Baynham, Edmund Christopher	The Abbey, Eye, Suffolk.
3076	Oct. 1896	*Beach, Archibald William Hicks, Major	Eathorpe Hall, Leamington, Warwickshire.
6162	Oct. 1911	*Beal, Joseph Kyle..	Heaton Road North, Newcastle-on-Tyne
5623	Oct. 1909	*Beale, Donald Olaf Christopher	Uckfield, Sussex.
5624	Oct. 1909	*¶§Bearn, Arthur Frederick ..	Cedar Lawn, Wellingborough, Northamptonshire.
5872	Oct. 1910	*Beaumont, John Edmund ..	4, Benson Road, Forest Hill, S.E.
5873	Oct. 1910	*¶Beaumont, Raymond Pilbeam	2, Richmond Terrace, Brighton.
4132	Oct. 1903	*Beaven, Howard Clifford ..	2, Church Passage, High Street, High Barnet, Hertfordshire.
4134	Oct. 1903	*¶Bedford, Charles Edgar ..	10, Wigmore Street, W.
4365	Oct. 1904	*Bedford, Reginald Lewis Joshua	48, Julian Avenue, Acton, W.
6163	Oct. 1911	*Bedington, Guy Cyril	14, Brecknock Road, Knowle, Bristol.
3347	Oct. 1898	*Bedwell, Ernest Charles ..	29, Fleet Street, E.C.
5400	Oct. 1908	*¶Beever, Rowland	Woodland Mount, Bradford Road North, Huddersfield.
5625	Oct. 1909	*Beken, Reginald Walter ..	213, Hoe Street, Walthamstow, N.E.
6164	Oct. 1911	*Bell, Cyril Robert	Valuer's Office, 3, Sansome Place, Worcester.
5874	Oct. 1910	*Bell, Francis Askew	Wellow House, Newark.
4906	Oct. 1906	*Bell, Harry Cecil	Shirley Croft, Grantham.
5875	Oct. 1910	*¶Bell, Oswald	13, Streatham Hill, S.W.
5626	Oct. 1909	*¶Bell, Wallace Alfred	The Willows, Belvidere Rd., Walsall, Staff.
6165	Oct. 1911	*¶Bell, William John..	Hotel Victoria, Milford-on-Sea, Hants.
4366	Oct. 1904	*¶Bellamy, Harry	Threlkeld, Woodlands Drive, Harrogate
4367	Oct. 1904	*¶Benjamin, Ashley Florian ..	The Chestnuts, Chalfont St. Peter, Buckinghamshire.
5401	Oct. 1908	*¶Bennett, Arthur John	1, Montpelier Terrace, Swansea, Glamorganshire.
6166	Oct. 1911	*Bennett, Arthur Thomas ..	Slad Farm, Stroud, Gloucestershire.
5876	Oct. 1910	*Bennett, Frank William ..	"St. Juliens," Westcross, near Swansea
5823	Feb. 1910	*¶Bennett, Maurice Christmas..	39, Blagrave Street, Reading.
5402	Oct. 1908	*¶Bennett, Stephen Augustus..	Deputy County Surveyor, Newport, Monmouth.
5877	Oct. 1910	*¶Bennett, Sydney	Eagle Chambers, Kingston-on-Thames, Surrey.
6167	Oct. 1911	*Bennett, William Thomas ..	19, Queen's Way, Sea View Road, Liscard, Cheshire.
5110	Oct. 1907	*¶Benson, Ralph Francis	c/o C. W. Clarke, Dominion Land Surveyor, Regina, Sask., Canada.
4627	Oct. 1905	*¶Bentley, Arthur Waterhouse	24, Great Winchester Street, E.C.
2933	Oct. 1895	*¶Bentley, Harold Edwin.. ..	43, Chancery Lane, W.C.
4621	Oct. 1905	*Benton, Gerald Sydney.. ..	Messrs. Hill and Co., 192, Church Road, Hove, Sussex.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
791	Oct. 1901	*Berry, Algernon Lawrence	195, Strand, W.C.
957	Oct. 1902	*¶Berry, Henry Frank	9, Victoria Street, Westminster, S.W.
792	Oct. 1901	*Bettger, Harold Alfred	3, Warwick House Street, Cockspur Street, S.W.
403	Oct. 1908	*Bettridge, Sidney Woodward	Ferney, Warlingham, Surrey.
442	Feb. 1912	*Bevan, Oswald Percival	Express Chambers, Merthyr Tydfil, Glam
878	Oct. 1910	*¶Bevan, Roland Stanley	32, Fitzroy Street, W.
111	Oct. 1907	*Beverley, Robert Berthold	Heath House, near Wakefield, Yorkshire.
908	Oct. 1906	*¶Bevington, Ernest	41, Cranley Gardens, Muswell Hill, N.
351	Oct. 1898	*Bibbey, Thomas	Stallington Estate, Cheadle, Staffordshire.
196	Oct. 1897	*¶§Bickford, Joseph Grant	11, Adam Street, Adelphi, W.C.
168	Oct. 1911	*Bicknell, James Ledger	8, Montague Gardens, Acton, W.
112	Oct. 1907	*¶Bigwood, Ernest Guy	158, Edmund Street, Birmingham.
879	Oct. 1910	*¶Bilson, Charles Frederick	59, Whitehall Park, Highgate, N.
169	Oct. 1911	*Bines, Thomas Harry	3, Napier Road, Gillingham, Kent.
644	Oct. 1900	*¶Bingham, William Raper	5, Lyndhurst Road, Peckham, S.E.
136	Oct. 1903	*¶Binns, Henry William	141, Park Road, N.W.
909	Oct. 1906	*Binns, Maurice Alfred	Fairburn, St. Augustine's Avenue, South Croydon.
910	Oct. 1906	*Bird, Augustus Gordon	29A, Lincoln's Inn Fields, W.C.
405	Oct. 1908	*Bishop, Ernest William	11, Cromwell Avenue, Highgate, N.
076	Feb. 1907	*¶Bishop, Horace Stanley Charles	Clench House, Pewsey, Wiltshire.
911	Oct. 1906	*Bisley, Claude Vivian	Redriffe, Avondale Road, Hove, Sussex.
629	Oct. 1905	*Blaber, Montague	Hailsham, Sussex.
369	Oct. 1904	*Blackman, John William Bernard, A.M.CAN.SOC.C.E.	City Engineer, City Hall, New Westminster, British Columbia, Canada.
327	Oct. 1909	*Blackmore, Alfred Charles	2, Alfred Gelder Street, Hull.
199	Oct. 1897	*¶Blackshaw, Charles	3, Victoria Mansions, Grange Road, Willesden Green, N.W.
143	Feb. 1912	*Bladen, Lionel Macdonald Wells	Public Works Department, Accra, Gold Coast, West Africa.
113	Oct. 1907	*Blair-Imrie, Hew	Lunan House, Montrose, N.B.
578	Feb. 1905	*Blake, Alfred Eveleigh	118, High Street, Slough, Bucks.
137	Oct. 1903	*Blake, Alfred Norman	The White Cottage, Gosport, Hampshire.
332	Oct. 1905	*Blake, Reginald Lapthorne	46, Commercial Road, Portsmouth.
333	Oct. 1905	*Blencowe, Sidney	Officina del Ingeniero, Ferro Carril del Sud, Plaza Constitución, Buenos Aires.
171	Oct. 1904	*Blessley, Victor Henry	Finchley Road Station, L.and N.W.Ry., Hampstead, N.W.
38	Oct. 1903	*¶Bliss, Francis George	164, Bethnal Green Road, N.E.
93	Oct. 1901	*¶Bliss, Theodore Stephen	Bedford Office, Tavistock, Devonshire.
12	Oct. 1906	*¶Blois, Basil Frederic	Messrs. Owen. Blois & Owen, Newcastle, Staffs.
34	Oct. 1905	*¶Blomfield, Charles Geoffrey	2, Glentramnon Park, Orpington, Kent.

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5406	Oct. 1908	*Bloor, Richard Ashton	Bridge Engineer's Office, Canadian Northern Railway, Winnipeg, Manitoba.
3958	Oct. 1902	*Blore, Charles Gordon	IdsworthEstateOffice,Horndean,Hampshire.
5407	Oct. 1908	*¶Blow, Thomas Bertram	The Vale, Blackheath, S.E.
3646	Oct. 1900	*Blyth, Harold King	Works Department, H.M. Dockyar Gibraltar.
4373	Oct. 1904	*Boden, Harrold Casswell ..	59, Oakhill Road, Putney, S.W.
3077	Oct. 1896	*Boden, Maurice..	133, Finchley Road, N.W.
2570	Oct. 1893	*Bodger, Percy Morris	28, Bishopsgate Street, Norwich.
5880	Oct. 1910	*¶Bolton, Frank Holmes.. ..	Inland Revenue, 78, King Street, Manchester.
1159	May 1884	Bond, Frederick George ..	Old Bank House, Ipswich.
5628	Oct. 1909	*¶Bond, Gerald Edward	9, Northgate Street, Bury St. Edmund's, Suffolk.
2936	Oct. 1895	*Boord, Walter Bertram.. ..	Bewerley, Pateley Bridge, Yorkshire.
3512	Oct. 1899	*¶Booth, Ernest Witton, A.M.I.C.E.	25, Cross Street, Manchester.
5881	Oct. 1910	*¶Booth, Herbert	District Valuer's Office, Commercial Street, Halifax.
3078	Oct. 1896	*Bosher, Victor Evans	Aldine House, Bedford Street, W.C.
4914	Oct. 1906	*Bott, William Alfred	60, Newcastle Street, Burslem, Staffs.
3960	Oct. 1902	*¶Boulton, Charles Valentine..	17, Wandle Road, Upper Tooting, S.W.
6170	Oct. 1911	*¶Bourdas, Arthur Frederick..	3, Nightingale Lane, Clapham Common, S.W.
1331	Dec. 1886	*Bousfield, Edwin Vaughan Davenport	99, Gresham Street, E.C.
5882	Oct. 1910	*¶Boustred, Henry Norman ..	63, Talbot Road, Highgate, N.
6171	Oct. 1911	*Boustred, Hubert William ..	63, Talbot Road, Highgate, N.
2133	May 1891	*Bowden, Ernest Newton ..	14, Ridgefield, Manchester.
4374	Oct. 1904	*Bowen, Edward Beddoe ..	
5629	Oct. 1909	*Bower, Thomas Hawkesley ..	18, Deauville Road, Clapham Park,S.W.
5114	Oct. 1907	*¶Bowes, Charles..	16, Valley Bridge Parade, Scarborough, Yorks.
4635	Oct. 1905	*Bowes, Osborne Johnstone ..	Messrs. J. P. Allen and Partners, Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
6172	Oct. 1911	*Bowman, John Edward	21, Garden Walk, Cambridge.
5883	Oct. 1910	*¶Bowtell, William Edgar ..	Valuer's Department, Inland Revenue, 78, King Street, Manchester.
6173	Oct. 1911	*Brackett, John Sidney	4, Doyle Road, Upper Tooting, S.W.
4915	Oct. 1906	*Bradford, Daniel	6, Carlton Chambers, 12, Regent Street, S.W.
5115	Oct. 1907	*¶Bradley, Benjamin	Bromford's Manor, Wickford, Essex.
4916	Oct. 1890	*Bradley, Cecil Gustav	Engineer and Surveyor's Office, Goole, Yorkshire.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
079	Oct. 1896	*Bradshaw, Arthur Stanley ..	c.o. E. Musin, 12, Elm Road, East Sheen, S.W.
962	Oct. 1902	*¶Bradshaw, Harold Claud ..	Estate Office, Wotton, Dorking. Surrey.
630	Oct. 1909	*Bradshaw, Henry Herbert ..	63, Prospect Terrace, Altham, Accrington, Lancashire.
174	Oct. 1911	*§Brand, James Douglas	Kilellan, Drumchapel, Glasgow.
116	Oct. 1907	*Brassey, Robert Egerton ..	Estate Office, Merton, Watton, Norfolk.
409	Oct. 1908	*Bray, Edwin	Town Street, Stanningley, Leeds.
579	Feb. 1905	*¶Bray, Jocelyn	Coast Bank, Westcott, Dorking, Surrey.
857	Feb. 1906	*¶Bray, John Sanders..	Ogbeare Estate Office, Holsworthy, N. Devon.
376	Oct. 1904	*Brebner, Robert Frederick..	Crecy House, Isle of Whithorn, Wigtownshire.
759	Oct. 1901	*¶Brent, Thomas	Messrs. Chesterton and Sons, Norbury Manor Estate Office, London Road, Norbury, S.W., and 4, Norbury Crescent, Melfort Road, Norbury, S.W. (Surrey Committee).
017	Oct. 1906	*Brettell, Charles Bandon ..	9, Warwick Road, Earls Court, S.W.
775	Oct. 1911	*Brewerton, Frank Asquith ..	20, Mayfield Road, Whalley Range, Manchester.
784	Oct. 1910	*¶Briant, Bernard	200, Kennington Park Road, S.E.
118	Oct. 1906	*¶Bridger, Arthur Edward ..	Greywell, Winchfield, Hampshire.
763	Dec. 1889	*Bridgford, Leo Appleton ..	65, King Street, Manchester.
885	Oct. 1910	*Brigden, William Ernest ..	24, Stone Street, Maidstone.
117	Oct. 1907	*Briggs, Alfred Denbigh.. ..	63, Old Park Road, Palmer's Green, N.
774	Feb. 1887	*Briggs, John	36, Tooting Bec Gardens, Streatham, S.W.
111	Oct. 1908	*§Bright, Tom Spencer	1, Atlantic Terrace, Beacon Hill, Camborne, Cornwall.
731	Oct. 1909	*¶Brighten, Claude William ..	Ockham, Ripley, Surrey.
119	Oct. 1906	*Bristow, Benjamin Frankland	19, Brierfield Avenue, Church End, Finchley, N.
118	Oct. 1907	*Bristow, William	Borough Surveyor's Department, Town Hall, Kensington High Street, W.
220	Oct. 1906	*Broad, Gordon Leslie	H.M. Office of Works, New Bridge Street, Manchester.
365	Oct. 1902	*¶Broad, Sydney Lowther ..	15, Lindfield Road, Ealing, W.
136	Oct. 1910	*Brockhurst, Harold Cecil..	267, Monument Road, Edgbaston, Birmingham.
758	Feb. 1906	*¶Bromley, Alan	Borough Surveyor's Office, Croydon.
780	Feb. 1905	*Bromley, Robert Cecil	Homeleigh, Longlands Road, Sidcup, Kent.
115	Oct. 1899	*¶Brooker, Frederick George..	Elm Bank, Sevenoaks, Kent.
116	Oct. 1899	*Brooks, William Nathaniel..	Collingham, Newark-on-Trent.
573	Jan. 1884	Brown, Alexander	Home Farm, Hothfield, Ashford, Kent.
491	Feb. 1899	*¶Brown, Arthur Frederick ..	11, Little College St., Westminster, S.W.

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4921	Oct. 1906	*¶§Brown, Charles George ..	Park Place, Harefield, Middlesex.
6176	Oct. 1911	*¶Brown, Frank	407, Kingsland Road, N.E.
5632	Oct. 1909	*Brown, George Macdonald ..	Okeford, Tring, Herts.
3966	Oct. 1902	*Brown, James Carter	Harper-Adams Agricultural College, Newport, Shropshire.
3796	Oct. 1901	*Brown, John	Abingdon Street, Northampton.
5887	Oct. 1910	*¶Brown, Norman Ernest.. ..	9, Brook Street, W.
3354	Oct. 1898	*Brown, Thomas, Jun.	Prospect House, Holmrook, Cumberland.
6177	Oct. 1911	*Brown, Thomas Stanley ..	84, Palatine Road, W. Didsbury, Manchester.
5413	Oct. 1908	*¶Brown, William Alfred.. ..	Woodside, Pollard's Hill North, Norbury, S.W.
1410	Dec. 1887	*Brown, William Edward ..	"Langla," Rosslyn Rd., Watford, Herts, and 22, Savile Row, Regent Street, W.
2626	Feb. 1894	*Brown, William Lobin Trant	332, High Road, Kilburn, N.W.
3797	Oct. 1901	*Browne, Eustace Montague..	Messrs. Pauling & Co., 1 to 5, Sauer's Buildings, Johannesburg.
5888	Oct. 1910	*Browne, George Frederick..	39, Alpe Street, Ipswich.
4638	Oct. 1905	*¶Browne, Hugh Gillespie ..	8, Frederick's Place, Old Jewry, E.C.
3650	Oct. 1900	*Browning, Egbert George ..	89, Orford Road, Walthamstow, E.
2656	Oct. 1894	*Bruce, Alexander David ..	Elvetham Estate Office, Winchfield, Hants.
6178	Oct. 1911	*Brucker, Frederick William	East Anglia, Poole Road, Bournemouth.
6444	Feb. 1912	*¶Brückmann, Ralph Herbert	70, Woodside Park Road, North Finchley, N.
6179	Oct. 1911	*Brunwin-Hales, Greville Oxley	St. Mary's Rectory, Colchester, Essex.
3651	Oct. 1900	*¶Bruzaud, George Joseph ..	Highfield End, West Byfleet, Surrey.
4639	Oct. 1905	*¶Bruzaud, Sidney John	141, Victoria Street, S.W.
3652	Oct. 1900	*Bryan, Arthur	Minworth Hall, near Birmingham.
5889	Oct. 1910	*¶Bryans, Maurice Edward ..	Estate Office, Ridgway, Pyrford, Surrey.
944	May 1883	Buckland, William Thomas ..	72, Clifden Road, Twickenham, Middlesex.
5890	Oct. 1910	*¶Budgen, William Harold ..	"Rosemead," Croham Road, South Croydon.
3801	Oct. 1901	*Bull, Thomas Henry	London County Council, Architect's Department, S.W.
4922	Oct. 1906	*¶Buller, Francis Charles ..	84, Amyand Park Road, Twickenham, Middlesex.
4640	Oct. 1905	*Bullock, Burnett	49 Whitford Gardens, Mitcham, Surrey.
5121	Oct. 1907	*¶Bulteel, Walter Gordon ..	Pencalenick Estate Office, Truro, Cornwall.
6180	Oct. 1911	*Bumpstead, Albert Dennis ..	46, Schubert Road, Putney, S.W.
5633	Oct. 1909	*¶‡Bunny, Joseph..	Connaught Club, Marble Arch, W.

‡ Special Forestry Certificate.

p. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
3	Oct. 1906	*Bunting, Alfred Henry.. ..	Glindon, Knowleston Place, Matlock, Derbyshire.
4	Oct. 1909	*Burbidge, Frederick Charles	Duke's Head Hotel, Butts Road, Alton, Hampshire.
4	Oct. 1906	*Burbidge, John Saville.. ..	Springfield, St. Minver, near Wadebridge, Cornwall.
0	Oct. 1904	*¶Burch, Herbert	66, Cromwell Avenue, Highgate, N.
8	Nov. 1892	*Burder, Reginald Edward Campbell	The Rookery, Hurstbourne Tarrant, Andover, Hants.
1	Oct. 1911	*Burford, James Alfred Heath	Ley's Villa, Ashbourne, Derbyshire.
3	Oct. 1903	*¶Burge, Arthur John	428, Wandsworth Road, S.W.
1	Oct. 1910	*¶Burgess, Arthur	31, Parkfield Road, Sefton Park, Liverpool.
9	Feb. 1906	*¶Burkitt, Harold, M.Sc. (*Durham*), N.D.A.	32, West Street, Gateshead, Durham.
4	Oct. 1900	*¶Burman, William	Estate Office, Kiveton Park, near Sheffield.
4	Oct. 1908	*Burn-Callander, Cuthbert ..	Kajang, Selangor, Federated Malay States.
3	Oct. 1905	*¶Burnett, Leslie Trew	99, Gresham Street, E.C.
1	Oct. 1904	*¶Burr, Frederick Malcolm ..	65, Lakeside Road, Palmers Green, N.
5	Oct. 1909	*¶Burrows, Edward Crawford..	82, Victoria Street, Westminster, S.W.
4	Oct. 1897	*¶Burrows, Frank Herbert ..	41, Bank Street, Ashford, Kent.
6	Oct. 1909	*¶Burrows, Percy Charles ..	91, Drakefield Road, Upper Tooting, S.W.
4	Oct. 1903	*¶Burstow, Ralph Henry	46, Station Road, Bexhill-on-Sea, Sussex.
6	Oct. 1905	*¶Burt, John Thomas	40, Sykefield Avenue, Leicester.
3	Oct. 1907	*¶Burtenshaw, Arthur Howard	Valuer's Office, 24, Stone Street, Maidstone.
2	Oct. 1904	*Burton, George Frederick ..	11, Manor Road, Low Side, Oldham, Lancashire.
2	Oct. 1911	*Bury, William Nevile Broadbent	8, John Dalton Street, Manchester.
2	Dec. 1887	*Buss, Fleetwood George William	4, Verulam Buildings, Gray's Inn, W.C.
2	Oct. 1910	*¶§Buss, Harold George	10, The Esplanade, Dover.
7	Oct. 1909	*Butler, Reginald	13, Lambourne Road, Seven Kings, Essex.
5	Oct. 1907	*¶Butler, Thomas Lionel	Park Hill, Ipplepen, S. Devon.
3	Oct. 1910	*Butterfield, Henry Ambler	"Thornleigh," Wath-on-Dearne, Yorkshire.
0	May 1884	Butterworth, Josiah	Mansfield, Notts.
6	Oct. 1906	*Buttrick, Walter Hammond..	107, High Street, Scunthorpe, Lincs.
7	Oct. 1906	*Callf, George Stuart	Mill Lodge, Seaford, and c/o Stuart Callf and Co., Terminus Buildings, Seaford, Sussex.

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6183	Oct. 1911	*CALLINAN, PATRICK	9, Cavendish Road, Clapham Common, S.W.
5894	Oct. 1910	*¶CALLOW, CLAYTON HAROLD ..	71, London Road, St. Leonard's-on-Sea Sussex.
4928	Oct. 1906	*¶CAMPBELL, NICHOLAS PETERSON	19, Sallymount Avenue, Ranelagh, Dublin.
5895	Oct. 1910	*CAPPER, WILLIAM	3, Winston Terrace, Porthill, Stoke-on-Trent, Staffs.
799	Apr. 1882	CARD, HENRY	North Street, Lewes.
5896	Oct. 1910	*¶CAREW, CYRIL JOSEPH THEODORE	271, Ladbroke Grove, North Kensington W.
5126	Oct. 1907	*¶CAREY, JAMES	Architect's Department, London County Council, 13, Charing Cross, S.W.
5897	Oct. 1910	*CAREY, WILLIAM HENRY	93, Dora Road, Wimbledon Park, S.W.
5898	Oct. 1910	*CARLISLE, WILLIAM JOSEPH ..	24, York Street, Baker Street, W.
6184	Oct. 1911	*CARNEGIE, JOHN WILLIAM PERCY	40, York Road, Southend-on-Sea, Essex
6185	Oct. 1911	*CARPENTER, ALFRED JOSEPH..	141, Fawnbrake Avenue, Herne Hill, S.E.
5415	Oct. 1908	*¶CARPENTER, ROBERT HENRY ..	"Lyndhurst," Burgess Hill, Sussex.
3970	Oct. 1902	*CARR, ARTHUR BENTLEY	14, Cook Street, Liverpool.
5416	Oct. 1908	*¶CARR, CHARLES WATSON	Grange Mead, Furness Road, Eastbourne, Sussex.
3360	Oct. 1898	*¶CARR, HERBERT FRANCIS	Muswell Hill, N.
6186	Oct. 1911	*¶CARR, RANDLE WILLIAM	Stancombe, Dursley, Gloucestershire.
5417	Oct. 1908	*CARRINGTON, HAROLD EDWARD	Valuer's Office, Weimar House, Westgate, Chichester.
5127	Oct. 1907	*¶CARSWELL, ARTHUR GEMMELL ..	Estates Office, Capesthorne, Chelford, Cheshire.
4648	Oct. 1905	*CARTER, JOHN EDWARD	38, Tierney Road, Streatham Hill, S.W.
6187	Oct. 1911	*CARTER, WILLIAM LESLIE CASS	8, Church Road, Hanley, Staffs.
4929	Oct. 1906	*¶CASS, ALEXANDER JAMES	104, Lee Road, Blackheath, S.E.
3207	Oct. 1897	*CASSIN, CHARLES LANGA	26, Chudleigh Road, Ladywell, S.E.
5128	Oct. 1907	*CASTELL, DOUGLAS CHARLES ..	33, Alfred Place West, South Kensington, S.W.
4930	Oct. 1906	*¶CATON, EDMUND PERCY	9, Southgate, Chichester, Sussex.
4111	Feb. 1903	*¶CATON, THOMAS LINFIELD.. ..	82, Acre Lane, Brixton, S.W.
1572	Jan. 1889	*CHALCRAFT, HENRY TERRELL ..	62, Bishopsgate, E.C.
5638	Oct. 1909	*¶CHAMBERLAIN, BENJAMIN	43, Lanercost Road, Tulse Hill Park, S.W.
5899	Oct. 1910	*CHAMBERLAIN, CHARLES	28, Durnsford Avenue, Wimbledon Park, S.W.
4650	Oct. 1905	*CHAMBERLAIN, HARRY SAMUEL..	91, St. Andrew's Road, Southsea, Hants.
5077	Feb. 1907	*¶CHAMBERS, WADDELOW NIX ..	Messrs. Taylor and Hunt, Yeovil, Somerset.
3971	Oct. 1902	*¶CHAMPERNOWNE, AMYAS WALTER	Sidbury Manor Estate Office, Sidbury, Sidmouth, Devonshire.

pp. co.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
72	Oct. 1893	*Champion, George Ernest ..	Redwall Farm, Linton, Kent.
29	Oct. 1907	*¶Champion, William Hall.. ..	Woodville, Pitsmoor, Sheffield.
19	Oct. 1908	*Channon, Herbert Edward ..	Ashleigh, Grove Hill, Woodford, Essex.
39	Oct. 1909	*Chant, Arthur Guy	Lindow Lodge, Lancaster.
40	Oct. 1909	*¶Chapman, Arthur Henry ..	Metropolitan Water Board, Savoy Court, Strand, W.C.
41	Oct. 1909	*¶§Chapman, Charles Albert ..	18, Martindale, East Sheen, S.W.
42	Oct. 1909	*Chapman, John Frank	17, Ladbroke Road, W.
38	Oct. 1911	*¶Chapman, Richard Thwaite, A.R.I.B.A.	Highrigg, Eastbourne Grove, Heaton, Bolton, Lancashire.
06	Dec. 1883	Chapman, Vaughan Godfrey St. John	112, Beckenham Road, Beckenham, Kent.
35	Oct. 1904	*Chapple, John Graddon.. ..	59, Burnaby Gardens, Chiswick, W.
43	Oct. 1909	*Charles, John Acheson	191, Abbey Road, Barrow-in-Furness, Lancashire.
37	Feb. 1901	*Charles, Michael Thomas, B.A. (*Cantab.*)	Pelsall Hall, near Walsall, Staffordshire.
31	Oct. 1906	*Chart, Stephen..	Greenview, Mitcham, Surrey.
45	Oct. 1903	*Chartres, Frederick William Charles	Whitehall, Willingham, Beccles, Suffolk.
44	Oct. 1909	*¶Chasemore, Alec.	Ashleigh, Horsham, Sussex.
30	Oct. 1907	*Chaudoir, Gustave Felix ..	92, Shaftesbury Avenue. W.
31	Oct. 1907	*Chew, Percival Thomas.. ..	Borough Surveyor's Office, Town Hall, Paddington, W.
37	Oct. 1904	*Chew, Richard	15, Spring Gardens, S.W.
39	Oct. 1911	*Cheyne, Alexander	County Surveyor's Office, County Buildings, Shrewsbury.
45	Oct. 1909	*Chilcott, Arthur Samuel Fairweather	22, Camilla Road, Bermondsey, S.E.
09	Nov. 1892	*Child, Charles	Slinfold, near Horsham, Sussex.
26	Dec. 1888	*Child, Edmund Herbert, A.R.I.B.A.	12, Middle Pavement, Nottingham.
50	Feb. 1906	*Child, George Malcolm	119, Twyford Avenue, Acton, W.
00	Oct. 1911	*Chilton, Ernest Alfred ..	Molesey House, Uckfield, Sussex.
01	Oct. 1911	*¶Chilwell, Eric Robert	44, Wavendon Avenue, Chiswick, W.
08	Oct. 1897	*Chipp, George	24, South Street, Greenwich, S.E.
20	Oct. 1899	*Church, Geoffrey Redmore ..	31-33, High Holborn, W.C.
02	Oct. 1911	*Clark, Alexander Neilson ..	Valuer's Office, Inland Revenue, College Court, Gloucester.
51	Feb. 1908	*Clark, Charles Fowler	44A, Wellington Road, St. John's Wood, N.W.
3	Oct. 1911	*Clark, Charles Walter.. ..	The Cottage, Meath Green, Horley, Surrey.
1	Oct. 1905	*¶Clark, Cuthbert Harvey ..	8, New Cavendish Street, W.
2	Oct. 1905	*Clark, Duncan Walter	3, High Street, Colchester, Essex.
8	Feb. 1907	*¶Clark, Henry Denton	14, St. Werburgh Street, Chester.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4146	Oct. 1903	*¶Clark, Herbert	c/o W. Wallis Baldwin, 35, Lincoln's Inn Fields, W.C.
4653	Oct. 1905	*¶Clark, Louis Van	38A, Stondon Park, Honor Oak Park, S.E.
6109	Feb. 1911	*¶Clark, Philip Lockhart	13, St. Andrew's Crescent, Cardiff.
4654	Oct. 1905	*Clark, Raymund Montague	P.O. Box 1121, Cairo, Egypt.
4388	Oct. 1904	*¶Clarke, Alfred Howard	Ashbourne, The Drive, Walthamstow, E.
6194	Oct. 1911	*¶Clarke, Francis Archibald	District Bank Buildings, Wood Street, Bolton, Lancashire.
3521	Oct. 1899	*¶Clarke, Leonard Eustace	Ballynolan, Kildimo, Co. Limerick.
4655	Oct. 1905	*¶Clarke, Percy Christopher	Longthorpe, Peterborough.
5132	Oct. 1907	*¶Clarke, Robert	15, Selwyn Avenue, Richmond, Surrey.
4656	Oct. 1905	*¶Clarke, Thomas Guy	48, Cardiff Road, Llandaff, Glamorganshire.
5902	Oct. 1910	*¶Clarkson, John	136, High Street, Poplar, E.
6195	Oct. 1911	*¶Clegg, Herbert	100, Clarence Road, Derby.
6196	Oct. 1911	*Clipson, Samuel	25, Cartwright Street, Audenshaw, Manchester.
4932	Oct. 1906	*Clough, Herbert Healey	25, Fenton Street, Rochdale, Lancs.
3659	Oct. 1900	*Clunn, Thomas Henry Gwyther	Department of the Interior, Topographical Survey Branch, Ottawa, Canada.
5646	Oct. 1909	*¶Coade, Cecil James	61, Brixton Hill, S.W.
4302	Feb. 1904	*¶Coates, Laurence Calvert	68, Lincoln's Inn Fields, W.C.
3660	Oct. 1900	*Cobb, Henry Alfred William	148, Amesbury Avenue, Streatham Hill, S.W.
3211	Oct. 1897	*Cobbe, Henry Alexander	The Turrets Northgate Street, Bury St. Edmunds, Suffolk.
3808	Oct. 1901	*¶Cocks, John Frederick	Hertford.
6197	Oct. 1911	*Coigley, Harold Richard	8, Rosemont Mansions, S. Hampstead, N.W.
3809	Oct. 1901	*Coker, Harry Reginald Ellis	1, Hanover Street, Rye Lane, Peckham, S.E.
3975	Oct. 1902	*Coker, Ralph Hector	52, Tassie Street, Shawlands, Glasgow.
5647	Oct. 1909	*¶Cole, Charles Philips	Fir Villa, Western Road, Tring, Herts.
5133	Oct. 1907	*Collard, Percy William	9, Wolverton Avenue, Kingston Hill, Surrey.
5903	Oct. 1910	*Collins, Isaac	The Hectorage, Tonbridge, Kent.
5904	Oct. 1910	*Collins, James Stanley	Collinwood, Purley Knoll, Purley, Surrey.
4150	Oct. 1903	*Collyer, Charles Alexander Stewart	Estate Office, Chesterford Park, Essex.
1831	May 1890	*Collyer, Daniel William	34, Miller Arcade, Preston, Lancashire.
4390	Oct. 1904	*Commander, Charles Curtis	The Cottage, All Saints Road, King's Heath, Worcestershire.
6198	Oct. 1911	*Conder, Alfred Rowland A.R.I.B.A.	43, Bedford Row, W.C.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Feb. 1909	*¶Conquest, Claude Duncombe	Valuer's Office, Westminster Buildings, Upper Parliament Street, Nottingham.
Oct. 1909	*Conran, William Adam Bastard	Valuer's Department, Westminster Buildings, Upper Parliament Street, Nottingham.
Oct. 1907	*¶Conway, Frederick James Kelshaw	12, St. John's Lane, Liverpool.
Oct. 1899	*¶Cook, Edward Arthur	Dennington Lodge, Framlingham, Suffolk
Oct. 1900	*Cook, Frederick Charles	Council Offices, Nuneaton, Warwickshire.
Oct. 1908	*Cook, Horace Herbert	67, Poet's Road, Highbury, N.
Oct. 1904	*Cook, Thomas	45, The Parade, Cardiff.
Oct. 1897	*Cooke, Frederick Roper	4, Quex Road, High Road, Kilburn, N.W.
Nov. 1892	*Cooke, Lionel	11, Queen Victoria Street, E.C.
Oct. 1900	*¶Cooke-Yarborough, Orfeur Frederic	Frickley, Doncaster, Yorkshire.
Oct. 1907	*Cooper, Bertie	The Borough Surveyor's Office, Town Hall, Paddington, W.
Oct. 1904	*¶Cooper, Cecil Francis Adrian	Wootton, Northampton.
Oct. 1911	*¶Cope, Reginald	32, Full Street, Derby.
Oct. 1898	*¶Cope, William George	8, Orchard Street, Portman Square, W.
Oct. 1911	*¶Corbett, William	28, Arlington Street, Glasgow.
Oct. 1904	*Corble, Archibald Harrison	Langdale, Chase Side, Enfield, Middlesex.
Oct. 1905	*Corfield, Arthur King	Bradley Gate, Northenden, Cheshire.
Oct. 1911	*Cornell, William Arthur	119, Kenilworth Avenue, Wimbledon, S.W.
Oct. 1903	*Cornwell, William James	5, Douglas Street, Vickerstown, Barrow-in-Furness, Lancashire.
Oct. 1904	*Cotching, George Frederick	26, Chapel Road, Worthing, Sussex.
Oct. 1903	*Cottam, Harry	Engineer's Office, Fylde Water Board, Barnacre, near Garstang, Lancashire.
Oct. 1911	*Coughlan, Patrick	King Street, Mitchlestown, Co. Cork.
Oct. 1911	*Couldrey, Herbert Mill	Sunniva, Paignton, Devon.
Oct. 1911	*Coulthard, Joseph	Faugh Beeches, Heads Nook, Carlisle.
Oct. 1908	*Coventry, Bernard Seton	Survey Department, Colombo, Ceylon.
Oct. 1908	*¶Covernton, Christopher Alan	Rosherville, near Johannesburg, Transvaal.
Oct. 1895	*Cowell, Herbert Lee	Central Chambers, Newquay, Cornwall.
Oct. 1908	*¶§Cowell, Norman	District Valuer's Office, 18 Holwood Road, Bromley, Kent.
Oct. 1905	*¶Cowley, Herbert Reginald	24, High Street, Southend-on-Sea, Essex.
Feb. 1882	Cowper, Richard William	81, High Street, Sittingbourne, Kent.
Oct. 1904	*Cox, Arthur Stanley	30, Porchester Road, Bournemouth.
Oct. 1905	*¶Cox, Douglas Harold	Wakefield, Torrington Park, North Finchley, N.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6205	Oct. 1911	*Cox, Norman Wilkinson.. ..	Kinbrae, Chelston, Torquay, Devon
2573	Oct. 1893	*Cox, Reginald John..	20, Preston Street, Brighton.
4933	Oct. 1906	*Cox, Victor Jennings	30, Doughty Street, Mecklenbu Square, W.C.
6206	Oct 1911	*¶Coy, Frederick William.. ..	10, Albert Mansions, Albert Bric Road, S.W.
5137	Oct. 1907	*¶Crabb, Arthur Horace	13, Borthwick Road, Stratford, E.
6207	Oct. 1911	*Craig, Andrew, Jun.	Ryesholm, Dalry, Ayrshire.
3667	Oct. 1900	*Cramphorn, Charles Hubert ..	5, Raffles Place, Singapore.
5572	Feb. 1909	*¶Cranfield, Guy William.. ..	Bramley House, Enfield, Middlesex.
6208	Oct. 1911	*Creaser, William Henry ..	543, 73rd Street, Bay Ridge, Brookl New York.
5138	Oct. 1907	*¶Creasey, John Rogers, Jun. ..	"Beltoft," Hadlow Road, Sidcup, Ken
2661	Oct. 1894	*Cregeen, Hugh Stowell, A.M.I.C.E.	Engineer's Department, South Easte and Chatham Railway, London Brid Station, S.E.
615	Mar. 1881	Cresswell, John Theodore Rose	5, Great College Street, Westminst Abbey, S.W.
4934	Oct. 1906	*Crimes, Frederic Charles ..	Kidsgrove U.D.C., Surveyor's Offic Kidsgrove, Staffs.
5425	Oct. 1908	*¶Croft, Christopher	The Elms, Dallington, Northampton.
3527	Oct. 1899	*Croft, George Herbert.. ..	10, Sussex Square, Brighton.
5906	Oct. 1910	*Cromie, Robert..	3, Cavendish Road, Clapham, S.W.
5426	Oct. 1908	*¶Crook, Felix	3, Clarendon Avenue, Heaton Moo Stockport, Cheshire.
3528	Oct. 1899	*Crook, Hollis Augustus.. ..	311, Kentish Town Road, N.W.
4660	Oct. 1905	*Crosher, William Samuel ..	Haims, Hampstead Way, Hampstea Garden Suburb, N.W.
2662	Oct. 1894	*Crosier, Charles	2 Northumberland Avenue, Forest Ha Newcastle-on-Tyne.
4935	Oct. 1906	*Cross, Clement	18, Walbrook, E.C.
5649	Oct. 1909	*Crossley, Thomas Edgar ..	Deptdd. Ingenieros, F.C.S. 322, Guan hani, Buenos Aires, Argentina.
5140	Oct. 1907	*¶Crow, Frederick Lewis, Jun.	Shellwood Manor, Leigh, Surrey.
4396	Oct. 1904	*Crowley, Walter St. Leger ..	Mosley Chambers, 30, Mosley Street, Ne castle-upon-Tyne.
3043	June 1896	*Crozier, George Francis ..	Land Agency Office, Ballinasloe, C Galway.
3814	Oct. 1901	*¶Crump, Edward Harold.. ..	Urban District Council Offices, Hinckle Leicestershire.
4153	Oct. 1903	*¶Crump, Harold	48, Narcissus Road, West Hampstea N.W.
6209	Oct. 1911	*Crump, Thomas Graham.. ..	5, Station Road, W. Croydon, Surre
6210	Oct. 1911	*¶Crundall, William Henry ..	26, St. James's Street, S.W.
5824	Feb. 1910	*Cubitt, Ernest James	8, Oxberry Avenue, Fulham, S.W.
4397	Oct. 1904	*¶Cubitt, Horace William, A.R.I.B.A.	227 and 228, Strand, W.C.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Mar. 1879	CUDLIPP, WILLIAM	33, Poultry, E.C.
Oct. 1906	*CULME-SEYMOUR, ARTHUR GRANVILLE	Glenville, Bitterne, Hants.
Oct. 1903	*¶CULVER, HERBERT GEORGE ..	Denham, Beverley Gardens, Golder's Green, N.W.
Feb. 1906	*CULVERWELL, WALTER	Dwr Gwin, The Dale, Matlock Bath, Derbyshire.
Oct. 1907	*CUNNINGHAM, WILLIAM FREDERICK	57, Albion Place, Reading.
Oct. 1910	*CURTISS, EDWARD HERBERT ..	102, Balham Park Road, Wandsworth Common, S.W.
Oct. 1897	*CUSHEN, CHARLES OSMON	Brantwood, Riddlesdown Road, Purley, Surrey.
Oct. 1904	*CUTLER, FRANK SYDNEY	Town Hall, New Cross Road, S.E.
Oct. 1906	*¶CUTLER, HENRY ISAAC	32, Arlington Gardens, Chiswick, W.
Oct. 1909	*CUTTS, EDWARD JAMES	42, Solon Road, Brixton, S.W.
Oct. 1908	*DABBS, DOUGLAS WILLIAM ..	74, Stamford Hill, N.
Feb. 1897	*DAFFORN, GEORGE BERTIE ..	25, High St., Wimbledon Common, S.W.
Oct. 1911	*¶DALBY, RICHARD ALEXANDER ..	Grove House, Boston Spa, Yorks.
Oct. 1901	*DALE, EDWARD SYDNEY WILSON	28, High West Street, Dorchester.
Feb. 1912	*¶DALLEY, REGINALD ARTHUR..	The Cedars, Kidderminster, Worcestershire.
Oct. 1905	*DALLIMORE, NORMAN EDWARD..	11, John Street, Crutched Friars, E.C.
Oct. 1905	*¶DAMPNEY, CYRIL JOHN	284, Camden Road, N.
Oct. 1898	*DANCASTER, ARTHUR	"Goodwin," Richmond Park, Bournemouth.
Oct. 1905	*¶§DANNATT, PERCY BOOTHROYD..	"Lyndale," Westcombe Park Road, Blackheath, S.E., and 92, London Street, Greenwich, S.E.
Oct. 1910	*DARLING, JOHN	The Lodge, The Royal Infirmary, Perth.
Feb. 1910	*DARNELL, CHARLES TILLEY ..	Northfield Road, Blaby, near Leicester.
Oct. 1911	*¶DARTNALL, JAMES AMBROSE ..	Forest House, High Stone, Leytonstone, Essex.
Oct. 1909	*¶DASH, ROYDON ENGLEFIELD ASHFORD	Englefield, Oxshott, Surrey.
Oct. 1910	*¶DASHWOOD, LIONEL ALBERT ..	The Hawthorns, Gnosall, Staffordshire.
Oct. 1904	*DAVENPORT, GILBERT CAPELL ..	Damerham, Salisbury.

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4665	Oct. 1905	*DAVENPORT, HERBERT	8, Graemesdyke Avenue, East Sheen S.W.
2574	Oct. 1893	*DAVID, GEORGE WILLOUGHBY, B.A. (*Cantab.*)	Old Bank Chambers, 27, High Street Cardiff.
3978	Oct. 1902	*¶DAVID, LEWIS WOOLLEY, B.A., (*Cantab.*)	Old Bank Chambers, 27, High Street Cardiff.
3219	Oct. 1897	*DAVIDSON, RICHARD BRUCE ..	10, Hardshaw Street, St. Helen's, Lancashire.
6213	Oct. 1911	*DAVIES, ALBERT GEORGE.. ..	909, Chester Road, Stretford, Manchester
5143	Oct. 1907	*¶DAVIES, EDWARD OWEN	"Dudbrook," Romford Road, Forest Gate, E.
5144	Oct. 1907	*¶DAVIES, FREDERICK WILLIAM ..	High Street, Thornbury, Gloucestershire
5145	Oct. 1907	*¶DAVIES, HAROLD CLIFFE	Burn Lea, Beech Road, Woodhey, Rock Ferry, Cheshire.
3532	Oct. 1899	*¶DAVIES, JOHN WILLIAM SATTERLEY HUMPHREYS	Valuation Department, Inland Revenue 19, Northampton Place, Swansea.
4157	Oct. 1903	*¶DAVIES, LEONARD OWEN	11, Freeland Road, Ealing, W.
4158	Oct. 1903	*¶DAVIES, RHYS WILTSHIRE.. ..	737, Regent Circus, Swindon, Wiltshire
5146	Oct. 1907	*¶DAVIES, WILLIAM GWYNNE BATCHELOR	Valuer's Office, King's Lynn, Norfolk
4939	Oct. 1906	*¶DAVIS, ARTHUR HENRY	11, John Street, Crutched Friars, E.C.
5430	Oct. 1908	*DAVIS, ARTHUR JAMES	Estate Office, Letchworth, Hertfordshire
4940	Oct. 1906	*¶DAVIS, CECIL WALLACE	33, Chalsey Road, Brockley, S.E.
5147	Oct. 1907	*DAVIS, JOHN	Westfield, Gargrave, via Leeds, Yorkshire.
2139	May 1891	*DAVIS, NEVILLE B., A.M.I.C.E. ..	Waterworks Office, Leicester.
5910	Oct. 1910	*¶DAVIS, WILLIAM ARTHUR.. ..	16, St. John's Wood Road, N.W.
3157	Feb. 1897	*DAVIS, WILLIAM HENRY HAROLD	2, York Row, Wisbech, Cambs.
5911	Oct. 1910	*DAVISON, LOUIS JAMES	Goldsmiths' Company Estate Office Acton Park, W.
5912	Oct. 1910	*DAVSON, ALAN WARBURTON ..	5, Carteret Street, Queen Anne's Gate S.W.
3817	Oct. 1901	*DAVY, CLIFTON ROBERT	86, High Street, Maidenhead, Berks.
5431	Oct. 1908	*¶DAW, HERBERT WARWICK.. ..	312, Brixton Hill, S.W.
3979	Oct. 1902	*DAWKINS, ALBERT JAMES	20, Victoria Street, S.W.
6214	Oct. 1911	*DAWSON, ERIC JAMES..	P.W.D., Salisbury, Rhodesia.
5148	Oct. 1907	*DAWSON, HENRY WALKER.. ..	19, Queen Street, Oldham, Lancs.
4666	Oct. 1905	*¶DAWSON, REGINALD	16, Cambridge Road, Barking, Essex.
5149	Oct. 1907	*DAY, JOSEPH REYNOLDS	Thorpe Coombe, Forest Road, Walthamstow, E.
5913	Oct. 1910	*¶DEAKIN, FRANCIS HENRY.. ..	Fieldhead, Wesley Park Road, Selly Oak Birmingham.
4581	Feb. 1905	*DEAN, EDWARD HAROLD	Town Hall, Shoreditch, E.C.

‡ Special Forestry Certificate.

p. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5	Oct. 1911	*¶Dean, William	Beachborough, Hucclecote, Gloucester.
0	Oct. 1907	*De Cetto, Henry	Oakleigh, Chart Lane, Reigate, Surrey.
4	Oct. 1910	*Dell, Joseph Williams.. ..	17, Wolseley Road, Godalming, Surrey.
6	Oct. 1911	*§ Dell, Louis Michael	District Valuer's Office, Windsor House, Shrewsbury.
0	Oct. 1902	*¶Densham, John Boon	Foxley, Purley, Surrey.
7	Oct. 1911	*de Stacpoole, Francis G. ..	Muar River Estate, Buloh Kasap, Gemas, F.M.S.
4	Oct. 1904	*Dewe, Wallace..	Knollsleigh, Henley-on-Thames, Oxfordshire.
3	Oct. 1909	*¶Dibdin, Robert John	Nobles, Dormansland, East Grinstead, Sussex.
4	Oct. 1909	*Dickie, Albert George	15, High Road, Streatham, S.W.
4	Oct. 1908	*¶Dickson, Alfred Eric	30, Winckley Square, Preston, Lancs.
8	Oct. 1911	*Dickson, Reginald Herbert Bruce	Dept. of Agriculture, Companhia de Moçambique, Beira, Portuguese East Africa.
8	Dec. 1888	*§Dixon, Francis Edward, A.M.I.C.E.	
5	Oct. 1904	*Dixon, Francis Evelyn	54, King Edward Road, Hackney, N.E.
5	Oct. 1908	*¶Dixon, Isaac	End House, Garmoyle Road, Liverpool.
5	Oct. 1909	*¶Dixon, Myles	Municipal Offices, Liverpool.
9	Oct. 1911	*Docksey, Sydney Bateman..	190, Toller Lane, Bradford, Yorks.
5	Oct. 1910	*Dodgshon, Edmund Charles ..	99, St. James's Road, Wandsworth Common, S.W.
6	Oct. 1904	*Dodgson, Edward Hughes ..	Derwent House, Cockermouth, Cumberland.
6	Oct. 1909	*Donger, William James	Fayreacre, Worthy Road, Winchester.
1	Oct. 1897	*Douglas, Bernard Moxon ..	14, Festing Grove, E. Southsea, Hants.
0	Oct. 1911	*¶Douglas, Blain Cairns	1, Seafield Place, Broughty Ferry, Scotland.
6	Oct. 1910	*Douglas, Norman	123, Oxford Road, Linthorpe, Middlesbrough, Yorks.
1	Oct. 1911	*Dow, Walter James..	The Cottage, Lynwood Avenue, Epsom, Surrey.
6	Oct. 1908	*Doxat-Pratt, Bernard Edwin	The Laurels, Cypress Road, South Norwood, S.E.
7	Oct. 1909	*¶Drake, Francis John	Brockville House, Albion Street, Gloucester.
3	Oct. 1902	*¶Drake, Frank Arthur	9, Woodville Gardens, Ealing, W.
8	Oct. 1909	*Drew, John Denys	15, Queen Street, Exeter.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6222	Oct. 1911	*Dring, Cecil	26, Pemberton Road, Harringay, N
3820	Oct. 1901	*¶Driver, John Robert Farrant	18, Bennett's Hill, Birmingham.
2629	Feb. 1894	*Druce, Edric	County Agricultural Institute, Ridgmont, Aspley Guise S.O., Bedfordshire.
4941	Oct. 1906	*Duck, George Francis	Keston, Hayes, Kent.
4667	Oct. 1905	*¶Duckworth, Walter Edmund	The Mart, Bridgwater, Somerset.
3673	Oct. 1900	*¶Dudley, Roland	Municipal Engineer's Office, Lahore Punjab, India.
5660	Oct. 1909	*¶Duke, Augustus Barnaby Cyril..	"Maen," Dorchester.
5438	Oct. 1908	*¶Duke, Henry Edward	"Maen," Dorchester.
4668	Oct. 1905	*Dunn, William	97,Gresham Street, E.C.
4942	Oct. 1906	*Dunlop, Charles John,M.R.I.A.I.	2, St. Andrew Street, Dublin.
3624	Feb. 1900	*¶Dunt, John Harlow..	Trelawne, Arragon Gardens, Streatham S.W.
5151	Oct. 1907	*Durant, Frederick Henry ..	59, Knotts' Green Road, Leyton, E.
5439	Oct. 1908	*Durden, Stanley John	28, Woodville Road, Thornton Heath Surrey.
6223	Oct. 1911	*Dutch, Robert Victor.. ..	197, Walm Lane, Cricklewood, N.W.
5440	Oct. 1908	*¶§Dutton, Joseph	"Comerford," Park Lane, Wallington Surrey.
5661	Oct. 1909	*Dyer, Frederick	70, Lindley Street, Holgate, York.
5917	Oct. 1910	*¶Dyer, William Fanstone ..	14, Morden Road, Blackheath Park Blackheath, S.E.
4670	Oct. 1905	*Dyke, Harold George	The Buenos Ayres and Pacific Railway Company, Calle 25 De Mayo 277 Buenos Ayres, Argentine.
5918	Oct. 1910	*¶§Eachus,Charles AlfredEedes	Hurstleigh, Bycullah Avenue, Enfield Middlesex.
6224	Oct. 1911	*Eade, Christopher Aylmer	Branson House, Darlington.
5441	Oct. 1908	*Eamer, Alfred Stanley.. ..	44, Chart Lane, Reigate, Surrey.

ip. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
42	Oct. 1908	*¶Eames, Henry Parsloe	43, Albert Street, Rugby, Warwickshire.
71	Oct. 1905	*¶Eastman, Archibald Garey ..	31, Walbrook, E.C.
25	Oct. 1911	*¶Eastman, Edward George ..	Station Gates, Orpington, Kent.
78	Oct. 1893	*¶§Easton, Walter John	82, Twyford Avenue, Acton Hill, W.
43	Oct. 1908	*¶Eaton, Harold	6,Gluman Gate,Chesterfield Derbyshire.
52	Oct. 1907	*Eaton, Rowland Wynne.. ..	4, Shelton Road, Liscard, Cheshire.
10	Feb. 1911	*Eccleshall, George Bennett	34, Bradford Terrace, Worsley Road, Farnworth, Lancashire.
19	Oct. 1910	*Eden, Frederick Stewart ..	18, Bowes Road, Palmer's Green, N.
23	Oct. 1901	*Edgington, Walter, B.A.(*Oxon.*)	Nalder Hill, Newbury, Berks.
54	Feb. 1908	*Edwards, George Percy.. ..	14, Whyke Road, Chichester, Sussex.
09	Oct. 1904	*Edwards, John Percival.. ..	Glenvale, Cromwell Road, Beckenham, Kent.
26	Oct. 1911	*¶Edwards, Lancelot Reginald	Upper Bordean, Petersfield, Hants.
27	Oct. 1911	*Edwards, Robert	Beech Hill Park, Waltham Abbey, Essex.
10	Oct. 1910	*Edwards, Sidney Albert ..	6, Ely Place, Dublin.
10	Oct. 1904	*¶Edwards, Spencer	11, Cross Street, Barnstaple,Devonshire.
31	Oct. 1910	*Edwards, Thomas Henry ..	1, Hannen Road, West Norwood, S.E.
60	Oct 1903	*Egremont, John	Dartington Estate Office, Totnes, Devonshire
06	Feb. 1910	*¶Eiloart, Cyril Howard	40, Chancery Lane, W.C.
33	Feb. 1905	*¶Eiloart, Ferdinand Robert..	40, Chancery Lane, W.C.
37	Oct. 1902	*¶Elgar, Charles John	Crockshard, Wingham, near Dover, Kent.
80	Oct. 1893	*Elgar, Walter Robinson ..	Hillside, Sittingbourne, Kent.
08	Oct. 1911	*Ellam, Geoffrey Walter ..	5, Cavendish Road, Chorlton-cum-Hardy, Lancs.
95	Oct. 1901	*Ellis, Arthur Orange	70, St. Aubyn Street, Devonport.
03	Oct. 1905	*Ellis, Charles Evelyn	Brookside, Bush Hill Park, Enfield, Middlesex.
93	Oct. 1907	*Ellis, George Edward	1, Lithos Road, South Hampstead, N.W.
14	Oct. 1907	*Ellis, Rae Adam	45, Fenchurch Street, E.C.
09	Oct. 1911	*¶Ellis, Reginald Dennis	Land Valuation Offices, High Street, Lincoln.
0	Oct. 1911	*¶Ellis, Wilfrid Spencer	10, Kirby Road, Leicester.
11	Oct. 1904	*Ellyatt, George Frederick ..	White Croft, East Dulwich Grove, S.E.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4945	Oct. 1906	*ELMES, FREDERICK LANSELL ..	Priory Chambers, Cromer, Norfolk.
5444	Oct. 1908	*¶ELSWORTHY, JOHN GORDON ..	17, Ardilaun Road, Highbury, N.
6231	Oct. 1911	*ELTON, PERCIE ION..	113, Gloucester Road, S. Kensington, S.W.
5664	Oct. 1909	*ELWELL, LAURENCE VIVIAN ..	Estate Office, Midland Railway, Derby
4674	Oct. 1905	*¶EMERY, DOUGLAS WADE	Valuer's Department, 47 High Street, Bedford.
6446	Feb. 1912	*¶EMERY, GEORGE MONTAGU ..	9, Eastern Road, Romford, Essex.
4584	Feb. 1905	*EMSLIE, BENJAMIN LESLIE.. ..	The Dominion Agricultural Offices of the Potash Syndicate, 1102-1105, Temple Building, Toronto, Ontario.
5922	Oct. 1910	*¶ENGLISH, HARRY EDWIN	78,Victoria Park Road,South Hackney, N.E.
4675	Oct. 1905	*ENGLISH, HENRY CECIL	P.O. Box, 1490, Johannesburg, B.S.A.
6232	Oct. 1911	*ENTWISTLE, JOSEPH	28, Willows Avenue, Lytham, Lancs.
4412	Oct. 1904	*¶ERMEN, CUTHBERT EMIL ALBERT	Bradley Manor, Newton Abbot, Devon.
4585	Feb. 1905	*ERMRICH, HENRY	55, Beatrice Avenue, Norbury, S.W.
5827	Feb. 1910	*¶ESCOLME, JOHN	11, The Village, Lower Bebington, near Birkenhead.
4676	Oct. 1905	*¶EVANS, BERTIE GRAHAM	Tremel, Arthur Road, Wimbledon Park, S.W.
4162	Oct. 1903	*EVANS, CHARLES STOKES EATON	Delmé-Radcliffe Estate Office, Titchfield, Hampshire.
5573	Feb. 1909	*¶EVANS, EDWARD ARTHUR, B.SC., A.M.I.C.E.	Frondeg, Carnarvon.
4677	Oct. 1905	*¶EVANS, EDWIN DUDLEY	Ravenslea, Nightingale Lane, Wandsworth Common, S.W.
5156	Oct. 1907	*EVANS, HENRY MONTAGUE.. ..	City Engineer's Department, City Hall, Cardiff.
6111	Feb. 1911	*¶EVANS, MONTAGU	4, Thurleigh Road, Wandsworth Common, S.W.
6233	Oct. 1911	*EVANS, PHILIP	3, Dagmar Road, S. Norwood, S.E.
3677	Oct. 1900	*EVANS, RUPERT MAURICE.. ..	Bank House, Stafford.
4413	Oct. 1904	*EVERARD, BERNARD	6, Millstone Lane, Leicester.
2515	Nov. 1892	*EVERED, GILLIEBRAND ELWIN..	117, Old Christchurch Road, Bournemouth.
2516	Nov. 1892	*EVERETT, ARTHUR SHERMAN ..	14, Victoria Street, S.W.
5665	Oct. 1909	*EWEN, REGINALD MALCOLM ..	22,Walbrook, E.C., and 366, Streatham High Road, S.W.
5355	Feb. 1908	*¶EWIN, HENRY HAMILTON	Messrs. Lowe, Goldschmid and Howland, Heath Street, Hampstead, N.W.

ip. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
79	Oct. 1905	*Fairweather, Norman Blumer	40, Christchurch Road, Streatham Hill, S.W.
46	Oct. 1908	*Falkner, Frank Ninus	16, Great Marlborough Street, W.
57	Oct. 1907	*¶Farrer, John Camplin	2, Coleman Street, E.C.
15	Oct. 1904	*Farthing, Charles Harold ..	6, Station Yard, Twickenham, Middlesex.
16	Oct. 1904	*Farwell, Evelyn Wood	11, Laura Place, Bath, Somersetshire.
34	Oct. 1911	*Faulkner, John Dennis.. ..	2, Belmont Villas, Devizes Road, Salisbury.
35	Oct. 1911	*Fawcett, Kenneth Mortimer	26, Albion Street, Leeds.
23	Oct. 1910	*Fayerman, Alec George Percy	Hillside, Kenilworth, Warwickshire.
80	Oct. 1905	*Feltham, Arthur William ..	Clovelly, Upper Fant Road, Maidstone.
64	Oct. 1903	*Fenning, John Henry	38, Alexandra Road, Bedford.
06	Oct. 1909	*Fensom, Reginald Robert ..	Masonic Buildings, Little Park Street, Coventry, Warwickshire.
24	Oct. 1910	*¶Fentum, Charles Alfred ..	52, Alexandra Road, Upper Norwood, S.E.
17	Oct. 1904	*¶Ferris, George William.. ..	64, Gladstone Road Chester.
09	Feb. 1881	Few, Harry Garrard	Haversham House, Putney, S.W.
27	Oct. 1901	*Field, Leonard Martin	20, Linden Grove, Gosport, Hants.
25	Oct. 1910	*Field, Victor	Whitehall, Longbridge Road, Barking, Essex.
56	Feb. 1908	*Fielding, Arthur Edward Bruce	Hillsborough, Verulam Road, St. Albans, Herts.
47	Oct. 1908	*Fielding, Kenneth Hubert ..	3, Redwell Street, Norwich.
81	Oct. 1905	*Fife, James Donald..	Nore View, Marine Parade, Leigh-on-Sea, S.O., Essex.
68	Oct. 1894	*Finch, Clement Robert.. ..	Towerfield, Clarendon Road, Watford, Herts.
18	Oct. 1904	*¶Finch, George Frederick ..	7, Crouch Hall Road, Crouch End, N.
36	Oct. 1911	*Fish, Douglas Herbert.. ..	The Heath, Woodford Green, Essex.
48	Oct. 1906	*¶Fisher, Edward Humbert ..	Church Farm, Desborough, Market Harborough, Leicestershire.
67	Oct. 1909	*¶Fisher, Edwin Grainger ..	23, Lyndewode Road, Cambridge.
93	Oct. 1896	*¶Fisher, Robert..	10, Fairlight Avenue, Harlesden, N.W.
33	Oct. 1905	*Fisher, Thomas Rotely	6, Princes Street, Yeovil, Somerset.
34	Oct. 1905	*Fitch, Philip	Engineer's Department, 299, Bart Mitre, Buenos Aires, South America.
19	Oct. 1904	*¶Fitch, Sidney	District Valuer's Office, High Wycombe, Buckinghamshire.
23	Mar. 1884	Fitness, John Francis	80, Cheapside, E.C.
65	Oct. 1903	*¶Flatt, John Alexander.. ..	Rating Department, Guildhall, E.C.
26	Oct. 1910	*Fleming, Herbert Sidney ..	70, Little Heath, Charlton, S.E.
16	Apr. 1883	Fletcher, George Rivers ..	2, Basinghall Street, E.C.
49	Oct. 1908	*¶Flint, William Fielder.. ..	Eastnor, Avenue Rise, Bushey, Herts.
37	Oct. 1911	*Flood Alfred William	119, Knatchbull Road, Camberwell, S.E.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5927	Oct. 1910	*¶FLOYD, ARTHUR NOEL	"Rydal Mount," Handsworth Wood, Birmingham.
4949	Oct. 1906	*FOLL, WALLACE ARTHUR	Woburn Sands and Toddington, Beds., and Bletchley and Newport Pagnell, Bucks.
5928	Oct. 1910	*FOLLAND, GORDON RADMORE ..	8, Fort Terrace, Barnstaple, Devon.
6238	Oct. 1911	*FORBES, ALEXANDER	Highmoor Lodge, Highmoor Road, Caversham, Oxon.
3989	Oct. 1902	*FORD, C. GRAHAM	Metropolitan Asylums Board, Embankment, E.C.
6239	Oct. 1911	*FORD, FRANCIS CURTIS	12, Bennett Park, Blackheath, S.E.
4050	Oct. 1906	*¶FORD, RICHARD DICKINS LANCELOT..	43, Huron Road, Upper Tooting, S.W.
5828	Feb. 1910	*FORGE, RAYMOND JAMES	Cromwell Lodge, Twickenham, S.W.
1888	Nov. 1890	*FORREST, WILLIAM	Windsor Estate Office, St. Fagans, Cardiff.
4686	Oct. 1905	*FORTUNE, SIDNEY HERBERT ..	Valuers' Department, Shannon Court, Bristol
5158	Oct. 1907	*FOSKETT, HENRY..	50, Seymour Gardens, Ilford, Essex.
4045	June 1896	*¶FOSTER, EDWARD CHARLES ..	54, Pall Mall, S.W.
3687	Oct. 1905	*FOSTER, GAIUS	Architect's Department, London County Council, Spring Gardens, S.W.
3375	Oct. 1898	*FOSTER, HENRY HELM	186, Balham High Road, S.W.
5668	Oct. 1909	*¶§FOSTER, HENRY OSWALD ..	Newton House, Loughton, Essex.
5929	Oct. 1910	*FOSTER, NORMAN BEAUMONT ..	"Northridge," Ampthill, Beds.
3678	Oct. 1900	*¶FOSTER, WALTER..	54, Pall Mall, S.W.
3829	Oct. 1901	*¶FOSTER, WILLIAM ARTHUR.. ..	Valuers' Department, Richmond Chambers, Blackburn, Lancashire.
5450	Oct. 1908	*¶FOSTER, WILLIAM FREDERICK ..	268, Tottenham Court Road, W.
3679	Oct. 1900	*FOSTER, WILLIAM HOWARD ..	Queen's Bay, Kortenay Lake, British Columbia.
4421	Oct. 1904	*¶FOULIS, ARCHIBALD KEITH ..	Roselea, Motherwell, N.B.
4688	Oct. 1905	*FOWLER, CHARLES K.	Rosslare, Sligo.
3990	Oct. 1902	*¶FOWLER, CYRIL JAMES	140, Norwood Road, S.E.
6240	Oct. 1911	*FOWLER, ERNEST ELIAS	7, Charles Square, Old Street, N.
5159	Oct. 1907	*FOWLER, FRANK ARCHIBALD ..	6, Alderbrook Road, Clapham Common, S.W.
5930	Oct. 1910	*FOX, JOHN HARPER GRAHAM ..	Wyndale, Belgrave Parade, Newcastle-on-Tyne.
4423	Oct. 1904	*FRANCE, ARTHUR STANLEY ..	63, Newington Butts, S.E.
6241	Oct. 1911	*FRANCE, REGINALD ROSIER ..	Milverton, Shortlands, Kent.
4951	Oct. 1906	*FRANCIS, BERNARD	National Benefit Trust, Ltd., 10, Finsbury Square, E.C.
6242	Oct. 1911	*FRANCIS, REGINALD HERBERT..	7, Spencer Park, Wandsworth, S.W.
3931	Feb. 1902	*¶FRANCIS, RONALD GARNHAM ..	Hazel View, Clarendon Road, Brooklands Avenue, Cambridge.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1909	*Francis, Thomas John Philip..	Valuer's Department, King's Lynn, Norfolk.
Oct. 1906	*¶Frank, Thomas Peirson, A.M.I.C.E.	Town Hall, Ripon, Yorkshire.
Oct. 1906	*¶Franklin, Herbert John ..	5, Risingholme Villas, High Road, Wealdstone, Middlesex.
Oct. 1911	*Fraser, Alexander Arthur, The Hon. Master of Saltoun	51, Jermyn Street, S.W.
Oct. 1910	*¶Freeman, Dudley Searle ..	Waterlake, Chiddingstone, Kent.
Oct. 1911	*Freeman, Frank Condy	Bushey Cottage, Harlington, Middlesex.
Oct. 1899	*§Freeman, George	Kenmure, Spencer Hill, Wimbledon, S.W.
Oct. 1900	*Freuer, William Samuel ..	Great Massingham, King's Lynn, Norfolk.
Feb. 1902	*Frost, Alfred Cardain	Station Approach, Gerrards Cross Station, Bucks.
Oct. 1911	*¶Froud, Harold William.. ..	Thorney, Southbourne, Christchurch, Hants.
Feb. 1882	Furber, Henry Aubrey.. ..	3, Warwick Court, Gray's Inn, W.C.
Oct. 1911	*Furniss, George	The Castle, Winchester.
Oct. 1902	*¶Gahan, Robert Beresford ..	Ballyhemon, Castlecomer, Co. Kilkenny.
Oct. 1904	*¶Gale, Harold James	Market Place, Wallingford, Berkshire.
Oct. 1906	*¶Gale, Leonard Franklin ..	Market Place, Wallingford, Berkshire.
Jan. 1890	*Galsworthy, Vincent Somers	29, Fleet Street, E.C.
Oct. 1909	*Gambell, Philip Clayton ..	83, High Street, Newport Pagnell, Bucks.
Oct. 1910	*Gandy, Robert Newton.. ..	The Hollies, Acton Bridge, Cheshire.
Oct. 1905	*¶Gardner, James..	29, Grosvenor Road, Richmond, Surrey.
Oct. 1907	*¶Gardner, Paul Silvester ..	1, York Gate, Regent's Park, N.W.
Oct. 1911	*¶Garnett, Wilfred Ewart ..	24, Beechhill Road, Eltham Park, Kent.
Oct. 1905	*¶Garnham, Edwin Alfred Vickery	2, Sheepcote Road, Harrow, Middlesex.
Oct. 1894	*Garrett, Arthur Berry.. ..	42, Poultry, E.C.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6248	Oct. 1911	*Gasson, Bernard	1, Pattison Road, Child's Hill, N.W.
5451	Oct. 1908	*Gates, Ernest Harry	49, Leander Road, London Road, Thornton Heath, Surrey.
4955	Oct. 1906	*¶Gawith, Harrison	12, St. John's Lane, Liverpool.
5161	Oct. 1907	*¶Gay, Frank..	Nyth, Squirrel's Heath Avenue, Romford, Essex.
3227	Oct. 1897	*Gayer, Alfred Edward	Town Engineer's Office, Krugersdorp, Transvaal, S. Africa.
4425	Oct. 1904	*Gee, Frederic George	Westcliff, Cliffe Road, Strood, Kent.
4169	Oct. 1903	*¶Genders, Percy Robert	c/o R. J. Lecky, Northern Bank Buildings, Regina, Saskatchewan, Canada.
5162	Oct. 1907	*¶George, Frederick Albert ..	City Surveyor's Office, Guildhall, E.C.
5933	Oct. 1910	*Gerrard, George	34, Bettridge Road, Fulham, S.W.
5163	Oct. 1907	*¶Gibbings, Thomas Stanley ..	Warsash, near Southampton.
4692	Oct. 1905	*¶Gibson, Alan Keith.. .. .	Balls Park Estate Office, Jeningsbury, Hertford.
4956	Oct. 1906	*Gibson, Frank Speeding ..	13, Drayton Green Road, W. Ealing, W
4957	Oct. 1906	*Giffin, Charles Williams ..	Stotfold, Baldock, S.O., Hertfordshire.
5452	Oct. 1908	*¶Gifford, Egmont Augustus ..	Cornwalls, Wellholm Road, Grimsby, Lincs.
2671	Oct. 1894	*Gilbert, John Sainsbury ..	70, Queen Street, Cheapside, E.C.
4303	Feb. 1904	*Gilbert, Samuel Howell ..	Messrs. Norton, Trist, and Gilbert, 70, Queen Street, Cheapside, E.C.
5164	Oct. 1907	*¶Gilbert-Lodge, Leicester James Garfield	32, Caterham Road, Lewisham, S.E.
5671	Oct. 1909	*Gilbey, Percy Hammond.. ..	403, High Road, Ilford, Essex.
6249	Oct. 1911	*Giles, Charles Malcolm.. ..	Stonegrove, Edgware, Middlesex.
4694	Oct. 1905	*Gilks, Stephen Langton Clowes	9, Carlton Road, Putney, S.W.
4958	Oct. 1906	*Gill, William Philip	35, Stanford Road, Brighton.
5934	Oct. 1910	*¶Gillett, Edward Bailey.. ..	Colyton, Leigham Court Road, Streatham, S.W.
6250	Oct. 1911	*Gillett, Sidney Eric	The Homestead, Carshalton Road, Sutton, Surrey.
5453	Oct. 1908	*Gimson, Martin..	White House, Clarendon Park, Leicester
5672	Oct. 1909	*Gingell, John Taylor	Elmwood, Epping, Essex.
6251	Oct. 1911	*Giron, Louis Francis	2, St. Andrew Street, Dublin.
5454	Oct. 1908	*Girven, Frederick William ..	Surveyor's Dept., R.D.C. Offices, Easington, Co. Durham.
6252	Oct. 1911	*Glasier, Philip Mannock ..	7, St. James's Street, S.W.
6253	Oct. 1911	*Gledhill, James Herbert ..	96, Thurlow Park Road, W. Dulwich, S.
6447	Feb. 1912	*¶Gledhill, Sidney Verity ..	52, Roman Road, Colchester, Essex.
3835	Oct. 1901	*Gleed, Herbert Alexander..	8 and 9, Martin's Lane, Cannon Street, E.C.
4695	Oct. 1905	*¶Glenn, George Frederick ..	42, Poultry, E.C., and West Byfleet, Surrey.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
3378	Oct. 1898	*Goadby, Joseph Stubbins ..	London County Council, 9, Spring Gardens, S.W.
5165	Oct. 1907	*¶Goddard, Frederick Brokenshire, A.M.I.C.E.	142, Kenilworth Court, Putney, S.W.
5935	Oct. 1910	*Goddard, Henry George Frederick	14, Hammet Street, Taunton.
5936	Oct. 1910	*¶Godfrey-Payton, Arthur ..	Bridge House, Warwick.
5455	Oct. 1908	*¶Godfrey-Payton, Walter ..	The Bridge House, Warwick.
5456	Oct. 1908	*Godwin, Charles Fisher.. ..	Ravenscroft, 'All Saints' Road, Newmarket, Cambridgeshire.
5081	Feb. 1907	*Godwin-Austen, Robert Annesley	Messrs. Beck and Ellis, High Street, Great Missenden, Bucks.
2959	Oct. 1906	*Goff, William Setten	234, High Street, Swansea.
2254	Oct. 1911	*Golby, Robert Edmund.. ..	93, Malvern Road, Kilburn, N.W.
2255	Oct. 1911	*Gold, Patrick Hugh..	33, Poultry, E.C.
5673	Oct. 1909	*Goodall, Eric William Aldrich	Hardy Grange, Eldwick, Bingley, Yorkshire.
1175	Oct. 1903	*¶Goodwin, Henry Ernest.. ..	40, Erlanger Road, New Cross, S.E.
1176	Oct. 1903	*Goodwin, Percy Worthington	St. Andrew's Colonial Homes, Kalimpong, Bengal, India.
1177	Oct. 1903	*Gore, George Pym	81, Bondgate, Darlington, Durham.
2956	May 1883	Gore, William Joll..	205, Wardour Street, W.
3674	Oct. 1909	*¶Gosney, Stanley Harry.. ..	44, Addiscombe Road, Croydon.
4427	Oct. 1904	*¶Gotelee, Guy Stanley	20, Mill Street, Bedford.
4937	Oct. 1910	*Gott, Ralph Edgar	"Brookfield," Park Grove, Frizinghall, Bradford, Yorkshire.
1166	Oct. 1907	*Gould, George Harry Bertram	9, Tower Street, Ipswich.
837	Oct. 1901	*Gould, Harmer	16, Grove Parade, High Road, East Finchley, N.
1457	Oct. 1908	*¶Goulder, Arthur Christopher	89, Walm Lane, Cricklewood, N.W.
256	Oct. 1911	*¶Gow, David Neil	40, Mulgrave Road, Neasden, N.W.
397	Oct. 1905	*¶Gowing, Charles Towler ..	White Hall, Sprowston, Norwich.
398	Oct. 1905	*Gowlland, Stephen Leversha	17, Tunley Road, Upper Tooting, S.W.
938	Oct. 1910	*¶Grace, Edward Nathaniel ..	Kendalls Building Estate Office, Radlett, Herts.
399	Oct. 1905	*¶‡Graham, Henry Cecil	5, Great College Street, Westminster Abbey, S.W.
939	Oct. 1910	*Grain, Henry Herbert Brett	66, St. Andrew's Street, Cambridge.
357	Feb. 1908	*Grain, Peter Bovill..	66, St. Andrew's Street, Cambridge.
960	Oct. 1906	*Grant, John Yates	The White House, Maybury, Woking.
469	Dec. 1889	*Grant, Joseph	16, Addiscombe Road, Croydon.
40	Oct. 1910	*¶Grant, Leslie Thomas	Lornesta, Kersfield Road, Putney Hill, S.W.
57	Oct. 1911	*Grantham, William Hubert..	54, Talbot Road, Old Trafford, Manchester.

‡ Special Forestry Certificate.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5676	Oct. 1909	*¶GRAY, JOHN VINCENT	10, Brent Road, Shooter's Hill, Woolwich, Kent.
2583	Oct. 1893	*GRAY, PERCY WILLIAM	29, St. Andrew's Street, Cambridge.
4700	Oct. 1905	*¶GRAY, WILLIAM EDWARD	4, St. Margaret Street, Canterbury.
6258	Oct. 1911	*GREEN, HENRY RUSSELL TOWNSEND	22, Chancery Lane, W.C.
1012	Dec. 1883	GREEN, JAMES HENRY TOWNSEND	22, Chancery Lane, W.C.
1418	Dec. 1887	*GREEN, THOMAS JOHN	13, King Street, Maidstone.
5677	Oct. 1900	*¶GREENAWAY, JOSEPH REGINALD	10, Southcote Road, Reading.
3097	Oct. 1896	*GREENFIELD, FREDERICK JAMES	Point Loma Homestead, Point Loma, California, U.S.A.
1230	Dec. 1884	*GREENOP, EDWARD, A.R.I.B.A. ..	Falcon Court, 32, Fleet Street, E.C.
5941	Oct. 1910	*GREENOUGH, HARRY	2, Northfield Terrace, Wibsey, Bradford, Yorkshire.
3230	Oct. 1897	*GREENWOOD, ERNEST	360, High Road, Chiswick, W.
6112	Feb. 1911	*GREENWOOD, JOSEPH	4, Drill Street, Keighley, Yorkshire.
5942	Oct. 1910	*GREGORY, CHARLES HENRY ..	28, Southwest Road, Leytonstone, Essex.
6259	Oct. 1911	*¶GREGORY, DOUGLAS	Buena Vista, Penrhyn View, Colwyn Bay, N. Wales.
6260	Oct. 1911	*GREGORY, WILLIAM JAMES	1, Brookdown Villas, Saltash, Cornwall.
4962	Oct. 1906	*¶GRELLIER, GORDON HARLEY ..	6, Queen Anne's Gate, Westminster, S.W., and Epsom, Surrey.
5168	Oct. 1907	*¶GREY, GEORGE WILLIS	48, Cranbourn Street, W.C.
4178	Oct. 1903	*GRIERSON, JOHN CAMPBELL ..	Carperby, Mount Wood, Prenton Hill, Cheshire.
5678	Oct. 1909	*¶GRIFFIN, HAROLD, JUN.	54, High Street, Battersea, S.W.
5679	Oct. 1909	*GRIFFITH, FRANK STANLEY ..	3, Wellfield Avenue, Muswell Hill, N.
5458	Oct. 1908	*GRIFFITHS, CHARLES HENRY WILLIAM	Seaward, Exmouth, Devon.
2522	Nov. 1892	*GRIGGS, HENRY JENNER, A.R.I.B.A.	Metropolitan Bank Chambers, Newport, Monmouthshire.
6261	Oct. 1911	*¶GRIMWADE, FREDERICK CLIVE ..	Orwell House, Campden Road, Croydon.
1076	Jan. 1884	GRIMWADE, HENRY	Colchester, Essex.
5943	Oct. 1910	*GRIPPER, EDWARD CUTBUSH ..	54, Aston Street, Oxford.
4428	Oct. 1904	*¶GRIPPER, JOHN BELL	143, Cannon Street, E.C.
5680	Oct. 1909	*¶GROGAN, HAROLD KEITH	Estate Office, Hamilton Place, W.
5944	Oct. 1910	*¶GROGAN, RICHARD LAWRENCE REMY	57, Edith Road, West Kensington, W.
5681	Oct. 1909	*GROSER, ARTHUR HUGH	6, Ely Place, Dublin.
5945	Oct. 1910	*GROUT, PERRY	12, St. Paul's Chambers, Ludgate Hill, E.C.
3686	Oct. 1900	*GROVE, RICHARD THOMAS	Lincluden, Beaumont Road, Wimbledon Park, S.W.
5682	Oct. 1909	*GROVER, LUKE MONTAGU	Public Works Department, Perth, W. Australia.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1909	*Gude, Charles, Jun.	Messrs. Crawter, Cheshunt, Herts.
Feb. 1907	*¶†Gumbrell, Leonard Barton..	87, Holmesdale Road, Hampton Wick, Middlesex.
Feb. 1900	*Gurney, Ronald George ..	Ledbury Rural District Council, Ledbury, Herefordshire.
Oct. 1910	*Gurney, Sidney John	18, Bennett's Hill, Birmingham.
Oct. 1911	*¶Hackett, William Jennens ..	47, Cavendish Place, Newcastle-on-Tyne.
Oct. 1905	*¶Hagger, Albert James	25, Gerald Road, Bournemouth.
Oct. 1903	*Hagger, George John	Railway Approach, Worthing, Sussex.
Oct. 1911	*¶Hailey, Victor..	Fore Street, Chudleigh, Devon.
Oct. 1901	*Haines, Alfred Hubert Jeston	The Agricultural College, Wye, Kent.
Oct. 1902	*Hale, Francis Edward	52, Fisherton Street, Salisbury.
May 1884	Hall, Charles Pell (*Professional Associate of Council*) ..	Park Farm Office, Woburn, Beds.
Feb. 1912	*Hall, Ernest William.. ..	18, The Causeway, Horsham, Sussex.
Oct. 1899	*Hall, John Sebastian	General Valuation Office, Dublin.
Oct. 1903	*Hall, Montague Preston ..	38, Chancery Lane, W.C.
Oct. 1910	*¶Hall, Roderick Glendinning	84, Victoria Drive, Eastbourne.
Oct. 1910	*Hall, Sidney	15, Alexandra Villas, Finsbury Park, N.
Oct. 1895	*Hall, Thomas Biddle	Hoxne, near Eye, Suffolk.
Oct. 1904	*¶Hall, Vernon Manning	33, Heber Road, Willesden Green, N.W.
Oct. 1905	*Hallam, Frank Vincent.. ..	86, Loraine Mansions, Holloway, N.
Oct. 1907	*Halliday, George Arthur ..	4, Goodmayes Avenue, Goodmayes, Essex.
Oct. 1907	*Halse, Sidney Joseph	13, Yuen Ming Road, Shanghai.
Oct. 1911	*¶Hamill, John	36, Beaumont Street, Oxford.
Feb. 1882	Hamilton, John Paynter ..	64 and 65, Coleman Street, E.C.
Oct. 1907	*¶†Hamlyn, Eric Henley	21, Queen Anne's Gate, S.W.
Oct. 1909	*¶Hamlyn, Jack	Rivermead, Bray, Berks.
Oct. 1910	Hammond, George Addison ..	136, Brownhill Road, Catford, S.E.
Oct. 1910	*Hammond, John Bernard ..	Valuer's Office, Bank Chambers, High Street, Doncaster, Yorkshire.
Oct. 1900	*¶§Hancock, Henry Sydney, Jun.	Sydney Place, St. Austell, Cornwall.
Oct. 1911	*Hands, Frederick Arthur ..	3, Rangemore Street, Burton-on-Trent, Staffs.
Nov. 1892	*Hankinson, Francis Henry ..	Richmond Chambers, Bournemouth.
Oct. 1907	*¶Hannon, John Michael	9, Spring Gardens, S.W.
Oct. 1911	*Hardie, Ebenezer Robert ..	9, Sunbury Avenue, Newcastle-on-Tyne.

† Special Sanitary Science Certificate.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
2675	Oct. 1894	*HARDIMAN, HARRY	70, Goddington Road, Strood, Kent.
6267	Oct. 1911	*¶HARDING, ARTHUR GEORGE ..	32, Gaynesford Road, Forest Hill, S.E.
1419	Dec. 1887	*HARDING, FREDERICK ALLCROFT	Willis's Rooms, King Street, St. James' Square, S.W.
4432	Oct. 1904	*¶HARDS, JOHN FREDERICK STANLEY	Sanctuary House, Westminster, S.W.
2958	Oct. 1895	*HARDWICK, ARTHUR JESSOP ..	Eagle Chambers, Kingston-on-Thames, Surrey.
5686	Oct. 1909	*¶HARDY, ERNEST CARLISLE.. ..	101, Hartswood Road, Shepherd's Bush, W.
5083	Feb. 1907	*¶HARGREAVES, LEOPOLD REGINALD, B.A.	Cuffnells, Lyndhurst, Hampshire.
3690	Oct. 1900	*HARLOW, WILLIAM WYATT RIDGWAY, A.M.I.C.E.	City Surveyor's Office, Carlisle.
5174	Oct. 1907	*¶HARMER, ERNEST FREDERICK ..	Messrs. Weston and Burnett, 24, Portland Street, Southampton.
5688	Oct. 1909	*HARPUR, FRED.	
5950	Oct. 1910	*HARRIS, CHARLES FRANCIS NORMAN	22, Carlton Road, Putney, S.W.
3839	Oct. 1901	*HARRIS, DOUGLAS	8, Duke Street, Adelphi, W.C.
4705	Oct. 1905	*¶HARRIS, EDWARD CHARLES ..	39, Bloomsbury Square, W.C.
5689	Oct. 1909	*HARRIS, HORACE SAMUEL	43, Sussex Street, Pimlico, W.
2959	Oct. 1895	*HARRISON, ARTHUR	69 and 70, High Street, Stockton-on-Tees, Durham.
3840	Oct. 1901	*HARRISON, ERNEST	Hill Top, Bolton-le-Sands, near Carnforth, Lancashire.
4707	Oct. 1905	*¶HARRISON, HAMILTON PAYN ..	Government Survey Department, Colombo, Ceylon.
3311	Feb. 1898	*HARRISON, HENRY BEAUCHAMP	Sutton Benger, Chippenham, Wilts.
5951	Oct. 1910	*HARRISON, MICHAEL MATTINSON	Westbrook, Bolton-le-Sands, Carnforth, Lancashire.
5084	Feb. 1907	*HARRISON, PERCY WALTON ..	Government Survey Office, Colombo, Ceylon.
6268	Oct. 1911	*HART, ARTHUR REGINALD GLENDOWER	65, Milson Road, West Kensington Park, W.
5462	Oct. 1908	*¶HART, HERBERT EDWARD.. ..	Debden Road, Saffron Walden, Essex.
2961	Oct. 1895	*HARVEY, FREDERICK CHARLES..	1, Frithknowle Villas, Brockhurst Road, Gosport, Hampshire.
5952	Oct. 1910	*HARVEY, JAMES MOREWOOD ..	Creglorne, Londonderry.
5953	Oct. 1910	*HARVEY, WILLIAM RHYS	509, Alder Street, Missoula, Montana, U.S.A.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1905	*¶Haslehust, Eric Thomasset..	Manor Office, Yealmpton, S. Devon.
Oct. 1898	*¶Hassett, Reginald Charles ..	42, High Road, Kilburn, N.W.
Oct. 1909	*¶Hatt, Walter	Ipsden Grove, Baddow Road, Chelmsford.
Oct. 1909	*Hatton, John Douglas	Kilburn House, Aylestone Hill, Hereford.
Oct. 1893	*Hawes, Frederick Kirk.. ..	The Elms, Lowthorpe, Driffield, E. Yorkshire.
Oct. 1904	*¶Hawke, Roland Welstead ..	Valuer's Office, 59 and 60, West Stockwell Street, Colchester.
Oct. 1903	*¶Hay, Percy Gilbert..	Totland, Clifton Road, Wallington, Surrey.
Feb. 1911	*¶Hay, William George	3, Brookfield Park, Croftdown Road, N.W.
Oct. 1909	*Haybittle, Richard William..	23, Dorset Road, Ealing, W.
Oct. 1907	*¶Hayes, Frederick Percy ..	TheThornes,NewRoad,Chesham,Bucks.
Oct. 1903	*Hayllar, Sidney Hayllar ..	Stevenage, Herts.
Oct. 1901	*Hayward, Arthur Baldwin ..	14, John Street, Adelphi, W.C.
Oct. 1905	*¶Hayward, Arthur Latewood..	16, Lew Road, Rochester, Kent.
Oct. 1904	*¶Hayward, Joseph	Branksome, Chandler's Ford, Hampshire
Oct. 1909	*¶Hayward, William Hansell..	9, Eastern Road, Romford, Essex.
Oct. 1895	*Haywood, Samuel Spencer ..	Borough Engineer's Office, Brighouse, Yorkshire.
Oct. 1904	*Hazlett, John Joseph	Estate Commission Office, Upper Merrion Street, Dublin.
Oct. 1897	*Head, William Alfred	43 and 45, Durham Street, Vauxhall, S.W.
Oct. 1909	*Heald, Harry Mair..	3, Sharia Zervudachi, Cairo.
Oct. 1907	*Healy, Harry Prince	3, Bodney Road, Hackney, N.E.
Oct. 1904	*Heard, Robert Charles.. ..	
Oct. 1907	*¶Heath, Sidney Howard	Dacre House, 5, Arundel Street, Strand, W.C.
Oct. 1910	*Heaton, Herbert	204, Deepdale Road, Preston.
Dec. 1885	*Hebblethwaite, Chas. Henry	10, Waterhouse St., Halifax, Yorkshire.
Oct. 1901	*¶Hebden, Francis Radcliffe..	Valuer's Department, Inland Revenue, Shoot-up-Hill, Cricklewood, N.W.
Dec. 1883	Hebden, George Radcliffe ..	4, Churchfield Road, East Acton. W.
Dec. 1880	Hedger, Arthur Constantine	New Inn Passage, Aldwych, W.C.
Oct. 1910	*Hedley, Reginald Thomas Fenwick	31a, Colmore Row, Birmingham.

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5178	Oct. 1907	*¶HEDLEY, THEODORE FENWICK..	1, Elms West, Sunderland, Co. Durham.
5956	Oct. 1910	*HEELAS, RAYMOND JOHN	24, Alexandra Road, Gloucester.
5179	Oct. 1907	*HEELEY, JOE	Estate Department, Euston Station, N.W.
2526	Nov. 1892	*†HELLICAR, GEORGE THOMAS ..	80, Osbaldeston Rd., Stoke Newington, N.
5957	Oct. 1910	*HENDERSON, JOHN ALEXANDER	Casslands, Springwell Road, Tonbridge, Kent.
6270	Oct. 1911	*HENDERSON, LIONEL EDWARD..	Norhurst, Streatham Common North, S.W.
5958	Oct. 1910	*¶HENDERSON, PERCY CHARLES ..	90, North Side, Clapham Common, S.W.
5180	Oct. 1907	*HENDERSON, REGINALD ALFRED	15, Randall Road, Clifton, Bristol.
1353	Jan. 1887	*HENDERSON, RICHARD	Portland Estate Office, Kilmarnock.
4712	Oct. 1905	*HENDRA, ALBERT JOHN	London County Council, 9, Spring Gardens, S.W.
4865	Feb. 1906	*¶HENNELL, CHARLES MURRAY ..	Fox Oak, Walton-on-Thames, Surrey.
928	Apr. 1883	HENRY, EDWARD HUGH	73, High Street, Clapham, S.W.
4439	Oct. 1904	*¶HENSON, FREDERICK JASPER ..	5, Mount Street, W.
4713	Oct. 1905	*¶HEPWORTH, ERNEST ALFRED ..	75, Princess Street, Manchester.
4714	Oct. 1905	*HEPWORTH, HERBERT RAIKES, A.M.I.C.E.	County Surveyor's Office, Wakefield.
6271	Oct. 1911	*HERRING, ERNEST LEONARD ..	The Gables, Pine Tree Glen, Bournemouth.
5695	Oct. 1909	*HERVEY, THOMAS PERCY ARTHUR	Suva, Fiji.
4188	Oct. 1903	*¶HESKETT, WILLIAM DONALD ..	"The Hollies," Penrith, Cumberland.
4001	Oct. 1902	*¶HEWETT, RICHARD	Bridge Street, Guildford.
4440	Oct. 1904	*¶HEWITT, FRANK	125, Brixton Hill, S.W.
4715	Oct. 1905	*¶HEWITT, FRANK	R.D.C. Offices, Kiveton Park, near Sheffield.
5959	Oct. 1910	*¶HEYWOOD, REGINALD	4, Trafford Street, Preston, Lancashire.
3843	Oct. 1901	*HICKMAN, ARTHUR MURHALL ..	Pride Hill Chambers, Shrewsbury.
4716	Oct. 1905	*HICKMAN, FRANK DAVIS	P.O. Box 447, Pretoria, B.S.A.
4966	Oct. 1906	*¶HICKMOTT, HENRY CHARLES ..	4, Beaumont Street, Mile End, E.
5182	Oct. 1907	*¶HICKS, ARTHUR LESLIE	Inland Revenue, Westminster Buildings, Nottingham.
948	May 1883	HICKS, STANLEY (*Professional Associate of Council*)	29, Lincoln's Inn Fields, W.C.
2963	Oct. 1895	*HICKS, WILLIAM ROOKE, A.M.I.C.E.	Town Hall, Ealing, W.
3693	Oct. 1900	*¶HIDER, SYDNEY WILLIAM.. ..	80, Upper Tollington Park, Stroud Green, N.
6272	Oct. 1911	*HIGGINSON, HARRY SCOTT.. ..	East Witton, Middleham, Yorks.
4441	Oct. 1904	*HIGHWAY, EVON..	Sandpit Lodge Farm, Chobham, Surrey.
3694	Oct. 1900	*HILLIARD, HUGH NEVILLE.. ..	Chelmsford.

† Special Sanitary Science Certificate.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1899	*Hindmarsh, Michael Anselm..	Holly Lodge, Markington, via Leeds.
Oct. 1910	*¶Hine, Ernest Daryll	88, Nightingale Lane, Wandsworth, S.W.
Oct. 1906	*¶Hine, Stanley Gordon	Newnham, Harpenden, Hertfordshire.
Oct. 1908	*Hingley, Joseph Bloomer ..	Bank Chambers, Nuneaton, Warwickshire.
Oct. 1910	*¶Hingston, Cecil Victor	96, Curzon Street, Derby.
Oct. 1903	*¶Hinton, Herbert Arthur ..	5, Crouch Hill, N.
Oct. 1911	*Hipkin, John	317, East India Dock Road, Poplar, E.
Oct. 1900	*Hipsley, Frederic William ..	156, South Road, Erdington, Birmingham, Warwickshire.
Oct. 1909	*¶Hirst, William Frederick ..	Chatham House, Rothwell, near Leeds.
Oct. 1911	*¶Hobbs, Reginald Arthur ..	Trevethin, Dixton Road, Monmouth.
Oct. 1911	*¶Hobbs, William Bedo	The Home Farm, Smeeth, nr. Ashford, Kent.
Oct. 1904	*Hobson, Frederick Vachell..	Messrs. Hobson, Richards and Co., 79, Coleman Street, E.C.
Oct. 1909	*Hobson, Reginald Beresford	79, Coleman Street, E.C.
Oct. 1904	*¶Hodges, William Westcott ..	3, Bury Street, High Holborn, W.C.
Nov. 1890	*Hodgkinson, James Henry ..	23, Delamere Street, Ashton-under-Lyne, Lancashire.
Oct. 1896	*Hodgson, Archibald Sanford	Westons Place, Warnham, Sussex.
Oct. 1907	*Hodson, Anthony George ..	106, Ditchling Rise, Brighton.
Oct. 1907	*Hodson, Frederic Henry ..	54, Tooting Bec Road, Upper Tooting, S.W.
Oct. 1907	*¶Hodson, Laurence Scrivener	223, Seven Sisters Road, Finsbury Park, N.
Oct. 1904	*¶Hoggarth, Lawrence Steele..	St. Abbs, Kendal, Westmorland.
Oct. 1910	*Hoile, Gerald John Harwood	Northbourne, Putney Lower Common, S.W.
Oct. 1903	*Holbeche, Nigel Laurence ..	21, Bennett's Hill, Birmingham.
Oct. 1902	*Holbeche, Robert Cecil.. ..	18, Bennett's Hill, Birmingham.
Oct. 1897	*¶Holbrow, Herbert Cliver ..	44, St. Matthew's Road, Cotham, Bristol.
Oct. 1907	*Holdforth, Harold..	4, Mosley Street, Newcastle-on-Tyne.
Oct. 1903	*Holditch, Charles Stanley ..	Kylemore, Keyberry Park, Newton Abbot, Devonshire.
Oct. 1910	*¶Hole, William Gerald	4, Whitehall Place, S.W.
Oct. 1908	*¶Holford, Shelley	160, Romford Road, Stratford, E.
Oct. 1905	*Hollins, Sam	26, Denmark Street, Watford, Hertfordshire.
Oct. 1911	*Hollis, Arthur	Pool-in-Wharfedale, Leeds.
Nov. 1891	*Hollis, Herbert, A.M.I.C.E. ..	Public Works Department, Kingston, Jamaica.
Nov. 1891	*Hollis, Ralph	Springfield, Skirlaugh, Hull.
Oct. 1905	*¶Hollis, Ralph Edmond	District Valuer's Office, Prudential Chambers, Lichfield Street, Wolverhampton, Staffs.

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4968	Oct. 1906	*HOLMAN, LUTHER MARTIN.. ..	"Brooklyn," Ditchling Road, Brighton.
2680	Oct. 1894	*HOLMES, JOHN EDWARD	309, Oxford Street, W.
5964	Oct. 1910	*¶HOLROYD, JOHN OTHIC	480, Gillott Road, Edgbaston, Birmingham.
5468	Oct. 1908	*HOLT, EDWARD	Engineer's Office, Euston Station, N.W.
6278	Oct. 1911	*HOLTOM, WILLIAM WATKINS BUER	8, Motcomb Street, S.W.
5965	Oct. 1910	*HOLZAPFEL, JOHN WILLIAM, N.D.A.	North Elswick Hall, Newcastle-on-Tyne.
4003	Oct. 1902	*¶HOME, PHILIP WOOLLATT	258, Ferme Park Road, Crouch End, N.
3100	Oct. 1896	*HOMFRAY, HERBERT RICHARDS..	32, Charles Street, Cardiff, Glamorganshire.
4446	Oct. 1904	*HONEY, ROBERT LLEWELLYN ..	Assistant Borough Surveyor, Chatham.
4969	Oct. 1906	*¶HOOKEY, REGINALD EDWARD ..	18, Holwood Road, Bromley, Kent.
5189	Oct. 1907	*¶HOOPER, HAROLD THOMAS.. ..	19, Charing Cross Road, W.C.
4447	Oct. 1904	*¶HOOPER, STANLEY	Bryngwili, Knoll Avenue, Swansea.
6279	Oct. 1911	*HOOTON, LEONARD STANWELL..	Estate Office, Talacre, Prestatyn, N. Wales.
5966	Oct. 1910	*HOPLEY, SYDNEY FRANK	Sunny Bank, Commercial Street, Pengam, Monmouthshire.
4193	Oct. 1903	*HORDER, GERALD MORLEY.. ..	21, Old Queen Street, Westminster, S.W.
6280	Oct. 1911	*HORNBY, GEOFFREY PHIPPS ..	Knowsley, Prescot, Lancs.
5469	Oct. 1908	*¶HORNE, EDMUND PEISLEY.. ..	6, Staines Road, Hounslow, Middlesex.
5967	Oct. 1910	*¶HORNOR, BASSETT FARDELL ..	Old Bank of England Court, Queen Street, Norwich.
6281	Oct. 1911	*HOSEGOOD, FRANK	Inland Revenue, 6A, Hammet Street, Taunton, Somerset.
5470	Oct. 1908	*¶HOSGOOD, RALPH BRIAN	84, Osbaldeston Road, N.
5471	Oct. 1908	*¶HOSKEN, WILFRID	Surveyor's Department, Hendon R.D.C. Great Stanmore, Middlesex.
4721	Oct. 1905	*¶HOSKING, HAROLD ARTHUR ..	Hill Crest, Landrake, St. Germans, Cornwall.
4449	Oct. 1904	*HOUGHTON, EDMUND GUY.. ..	Pine Lodge, Whitehall Road, Woodford Green, Essex.
6449	Feb. 1912	*¶HOUGHTON, JOHN HENRY.. ..	Blakesware, Cambridge Road, Teddington, Middlesex.
5968	Oct. 1910	*HOULDSWORTH, AUSTIN FRANK	100, Alliance Avenue, Hull, Yorkshire.
5190	Oct. 1907	*¶HOVENDEN, JACK REGINALD ..	172, Bishopsgate, E.C.
4004	Oct. 1902	*¶HOW, HERBERT	178, Westcombe Hill, Blackheath, S.E.
4304	Feb. 1904	*¶HOWARD, EDMUND	41, Bedford Row, W.C.
6282	Oct. 1911	*¶HOWARD, NORMAN	8, Vernon Street, Bolton, Lancs.
6283	Oct. 1911	*¶HOWATT, WILLIAM HENRY ..	146, Buchanan Street, Glasgow.
866	Jan. 1883	HOWELL, ERNEST JOHN	116, Cromwell Road, S.W.
3388	Oct. 1898	*HOWGRAVE-GRAHAM, GEORGE ERNEST	Box 439, Public Works Department, Quantity Surveyors' Branch, Pretoria, Transvaal.

ip. lo.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
50	Oct. 1899	*¶Howland, George	15, Heath Street, Hampstead, N.W.
23	Oct. 1905	*Hubbard, William Henry Guest	51, Guildford Street, Luton, Bedfordshire.
69	Oct. 1910	*Huckstep, John Edward ..	143, Plumstead Common Road, S.E.
73	Oct. 1908	*Hudson, Henry..	Fern Bank, Stonegravels, Chesterfield, Derbyshire.
24	Oct. 1905	*Hudson, John Cyril..	55, Cross Street, Manchester.
74	Oct. 1908	*¶Hughes, Alfred, Jun.	64, Dudley Road, Tipton, Staffs.
91	Oct. 1907	*¶Hughes, John Henry	Glengowan, Shortlands, Kent.
84	Oct. 1911	*Hughes, William Donne Price	Valuer's Office, 10 and 12, Market Street, Carnarvon.
475	Oct. 1908	*Hughes, William Parry.. ..	6, Nott Square, Carmarthen.
14	Feb. 1911	*¶Hughesdon, Gerald Edward..	77, Streathbourne Road, Balham, S.W
385	Oct. 1911	*¶Hume, John	30, Eastfield, Joppa, Edinburgh.
070	Oct. 1910	*¶Hunt, Herbert Charles ..	70, King Edward's Grove, Teddington, Middlesex.
451	Oct. 1904	*Hunt, Orlando William.. ..	Winterfield, Bedale, Yorkshire.
286	Oct. 1911	*Hunter, Joseph	308, Byres Road, Glasgow.
725	Oct. 1905	*¶§Hurcomb, Harold Francis ..	32, Warnborough Road, Oxford.
971	Oct. 1906	*¶Hutchings, Alan	Sutton Estate Office, Seaford, Sussex.
700	Oct. 1909	*¶Hutchinson, Thomas James ..	Cecily Hill, Cirencester.
93	Oct. 1907	*Hutley, Edward	The Chestnuts, Wigborough, Colchester, Essex.
287	Oct. 1911	*Hutson, Ewart Gray	Messrs Diggle and Son, Water Offices, Hind Hill Street, Heywood, Lancs.
453	Oct. 1904	*Hutton, Frederic Norman ..	Architect's Department (Education), L.C.C., 19, Charing Cross Road, W.C.
971	Oct. 1910	*¶Ibbetson, Thomas Henry ..	Melbourne,Kendall Avenue,Sanderstead Surrey.
726	Oct. 1905	*¶Ibbotson, William Byrom ..	Sypsies, Ember Lane, Esher, Surrey.
288	Oct. 1911	*Ince, Alfred Ethelbert.. ..	48, Bertrand Road, Bolton, Lancs.
289	Oct. 1911	*Ingham, Walter	202, Norwood, Beverley, E. Yorks.
972	Oct. 1906	*¶Ingleby, Ernest James, n.d.a.	Normanton Lodge, Stamford, and Woodville, Roundhay, Leeds.
194	Oct. 1907	*¶Ingram, Edward Cecil	The Bungalow, Sturminster Newton, Dorset.

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1893	Nov. 1890	*INNES, GILBERT PLANTAGENET MITCHELL	Tredegar Estate Office, Newport, Mo mouthshire.
4454	Oct. 1904	*INKSKIPP, ARTHUR	5, Bedford Row, W.C.
4006	Oct. 1902	*¶INSLEY, GEORGE PITRON	Tremont House, Charminster Roa Bournemouth, Hampshire.
6290	Oct. 1911	*¶IRELAND, ERNEST ARTHUR.. ..	Kingswood, Gipsy Lane, Putney, S.W
2681	Oct. 1894	*IRVINE, ARCHIBALD WYNDHAM..	Engineer in Chief's Office, C. G. Railwa Cape Town.
4727	Oct. 1905	*ISARD, ERNEST	31, Gayton Road, Hampstead, N.W.
5701	Oct. 1909	*¶ISITT, FREDERICK HARVEY.. ..	45, Holborn Viaduct, E.C.
4728	Oct. 1905	*ISITT, SAMUEL GILBERT, N.D.A. ..	Maesybedw, Glyn Neath, Glam.
6291	Oct. 1911	*IXER, SYDNEY HENRY HOWARD	48, Lessar Avenue, Clapham Commor S.W.
2682	Oct. 1894	*JACKSON, ALFRED ERNEST.. ..	Town Hall, Southport, Lancashire.
2683	Oct. 1894	*JACKSON, EDWARD HENRY.. ..	Windermere Buildings, Windermere Westmorland.
5972	Oct. 1910	*¶JACKSON, LAMBERT	35, Woodside Quadrant, Glasgow.
4007	Oct. 1902	*¶JACKSON, RICHARD STEPHENS ..	24, Stone Street, Maidstone.
3391	Oct. 1898	*JACKSON, ROBERT EWAN	Hall Gowan, Carnforth, Lancashire.
4730	Oct. 1905	*JACKSON, STANLEY RICHARDSON	46,St. Kilda's Road,Stoke Newington, N
5702	Oct. 1909	*¶JAMES, FRANK J.	Rectory Road, West Bridgford, Notting ham.
5703	Oct. 1909	*¶JAMES, FREDERICK OSCAR.. ..	Holcombe, near Bath.
5973	Oct. 1910	*JAMES, HERBERT CECIL	80, Ashgrove Road, Goodmayes, Essex
4008	Oct. 1902	*¶JAMES, HERBERT HAROLD.. ..	The Moat, Newmarket Road, Cambridg
6292	Oct. 1911	*JAMES, JOEL JENKINS..	Pantyphillip, Dwrbach, Pembrokeshire
5195	Oct. 1907	*JAMES, WILLIAM GEORGE	133, Lavenham Road, Southfields, S.W
4732	Oct. 1905	*¶JANES, WALTER JOSEPH	11, Norfolk Mansions, Santos Road East Putney, S.W.
5476	Oct. 1908	*¶JAQUES, THOMAS ARNOLD.. ..	12, Bedford Row, W.C.
2630	Feb. 1894	*JARRETT, THOMAS WILLIAM ..	124, East Street, Sittingbourne, Kent.

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1196	Oct. 1903	*JARVIS, ERNEST CORY..	The Stone Hut, Purley, Surrey.
3115	Feb. 1911	*JARVIS, ERNEST HENRY.. ..	Valuer's Department, Inland Revenue, Ipswich.
5196	Oct. 1907	*JARVIS, LAURENCE ALFRED ..	General Valuation Office, Dublin.
1733	Oct. 1905	*JECKELLS, WILLIAM AUGUSTUS..	Kewhurst, Avenue Road, Wallington, Surrey.
3293	Oct. 1911	*JEFFERIES, HERBERT GEORGE ..	63, Church Avenue, East Sheen, S.W.
4973	Oct. 1906	*JEFFERY, CHARLES JOHN	P.O. Box 203, North Vancouver, British Columbia.
4010	Oct. 1902	*¶JEFFERY, FRANCIS WILSON ..	1, Dalgarno Gardens, North Kensington, W.
5974	Oct. 1910	*JENKINS, CHARLES HERBERT ..	District Valuer, Kensington House, Haverfordwest, Pembrokeshire.
5975	Oct. 1910	*JENKINS, HAROLD JOHN	4, College Street, Swansea.
4455	Oct. 1904	*JENKINS, WILLIAM LIONEL ..	Shire Hall, Bury St. Edmund's, Suffolk.
4974	Oct. 1906	*¶JENKINSON, SAMUEL STEWART..	G.E.R. Land Agent's Office, Liverpool Street Station, E.C.
5976	Oct. 1910	*¶JENNINGS, DANIEL STRACHAN ..	15, Rivercourt Road, Hammersmith, W.
5977	Oct. 1910	*JENNINGS, FREDERICK GEORGE..	Cockfield Hall, Bury St. Edmunds, Suffolk.
5704	Oct. 1909	*¶JENNINGS, WALTER HENRY ..	Bemvinda, Queen's Road, Kingston Hill, Surrey.
4734	Oct. 1905	*JENNINGS, WILLIAM ALFRED ..	7, Romford Road, Stratford, E.
4735	Oct. 1905	*¶§JESSUP, DAVID POOLEY	Inland Revenue, County Chambers, Northampton.
6294	Oct. 1911	*¶§JEWELL, ARTHUR EDWARD ..	17, Finsbury Circus, E.C.
5978	Oct. 1910	*JOHN, DAVID HOPKIN..	Plough Inn, Cefn Cribbwr, nr. Bridgend, Glam.
6295	Oct. 1911	*JOHNSON, ALBERT PERCY ..	74, Balham Park Road, S.W.
4975	Oct. 1906	*¶JOHNSON, ARTHUR WILLIAM ..	Westcombe, Stonefall Park, Harrogate
5197	Oct. 1907	*JOHNSON, CLIFFORD NOEL.. ..	19, Priory Street, Dudley, Worcestershire
3700	Oct. 1900	*JOHNSON, FREDERICK JOHN ..	35, Amberley Road, Palmer's Green, N.
5198	Oct. 1907	*¶JOHNSON, HERBERT DAVIES ..	54, St. Peter's Gate, Stockport, Cheshire
5979	Oct. 1910	*¶JOHNSON, HERBERT THOMAS ..	8, Church Street, Hanley, Staffs.
4197	Oct. 1903	*JOHNSON, WILLIAM INGLIS.. ..	Estate Office, 18, St. Mary Street, Stamford, Lincolnshire.
6296	Oct. 1911	*JOHNSTON, ROBERT JAMES.. ..	6, Ranelagh Gardens, Hurlingham, S.W.
6128	Oct. 1911	JOLLY, WILLIAM JOHN	Marlowes, Beech Hill Road, Eltham, Kent.
1375	Feb. 1887	*JONAS, SAMUEL MARSHALL.. ..	27, Market Hill, Cambridge, and 8A Whitehall Place, S.W.
3703	Oct. 1900	*¶JONES, ARTHUR BAYLY	50, Threadneedle Street, E.C.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5705	Oct. 1909	*JONES, ARTHUR DEW	City Surveyor's Office, Town Hal Manchester.
5478	Oct. 1908	*¶JONES, CHARLES THOMAS	124, St. Albans Avenue, Bedford Par Chiswick, W.
5479	Oct. 1908	*¶JONES, DAN IVOR	32, Full Street, Derby.
5200	Oct. 1907	*¶JONES, FRANK CECIL	Frewin Court, Cornmarket Stree Oxford.
6297	Oct. 1911	*JONES, GEORGE	247, High Street North, Dunstabl Beds.
5706	Oct. 1909	*¶JONES, LEWIS FAREWELL	Brenley, Mitcham, Surrey.
5480	Oct. 1908	*JONES, MONTAGUE WILLIAM ..	Frewin Court, Cornmarket Stree Oxford.
3394	Oct. 1898	*¶JONES, PERCY EVERLEY	5, Little George Street, Westminste S.W.
3553	Oct. 1899	*JONES, PHILIP VIVIAN	"Hazeldene," Hengoed, via Cardiff.
6298	Oct. 1911	*JONES, RICHARD LEWIS	Ruel-issa, Bowstreet, Cardiganshire.
6299	Oct. 1911	*¶JONES, THOMAS	2, Spring Vale, Wallasey, Cheshire.
6300	Oct. 1911	*¶JONES, TOM	Valuer's Department, Market Square Lancaster.
5201	Oct. 1907	*JONES, WALTER GEORGE	42, Handforth Road, Brixton, S.W.
1018	Dec. 1883	JORDAN, GEORGE HENRY	7, Little College Street, Westminster S.W.
2461	Nov. 1891	*JOYCE, HARRY WARD, B.SC. ..	Alton Grange, Ashby-de-la-Zouch, Lei cestershire.
4015	Oct. 1902	*¶JULL, ROBERT CHARLES	1, Cumberland Gardens, Tunbridge Wells, Kent.
1323	May 1886	*JULL, WILLIAM VINCENT	35, Old Queen Street, Westminster, S.W
1894	Nov. 1890	*KAY, WALTER ROBERT	Highway Board, Douglas, Isle of Man.
4456	Oct. 1904	*KEAY, RALEIGH WILLIAM McLAREN	3, Bloomsbury Street, W.C.
2969	Oct. 1895	*KEAY, WILLIAM	21, Danes Hill Road, The Fosse, Leicester.
4016	Oct. 1902	*¶KEELE, JOHN DANIEL	26, St. Mary's Road, Highbury, N.
5202	Oct. 1907	*KEELEY, CECIL JOHN HARVEY ..	The Osprey, Bowood, Calne, Wilts.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
2687	Oct. 1894	*¶KEEP, WILLIAM HENRY	Valuation Department, Inland Revenu 57, Albion Place, London Rd., Readin
3854	Oct. 1901	*KEIGHLEY, SAMUEL	27, Nicholas Street, Burnley, Lancashi
6301	Oct. 1911	*KEKEWICH, STANLEY BUCK ..	Whitelands, St. George's Road, St Margaret's, Middlesex.
3855	Oct. 1901	*KELLEWAY, HERBERT DAVIES ..	13, Holligrave Road, Bromley, Kent.
3705	Oct. 1900	*¶KELLY, ARTHUR RALPH	108, Finchley Road, N.W.
3554	Oct. 1899	*KELLY, GEORGE WILLIAM CALVER	St. James Street, Wetherby, Yorkshire
5203	Oct. 1907	*KEMP, HARRY GRAEME	"The Elms," Aldringham, Saxmund ham, Suffolk.
3706	Oct. 1900	*KEMSLEY, NORMAN BOLTON ..	17, Finsbury Circus, E.C.
2970	Oct. 1895	*KEMSLEY, WILLIAM HUGH ..	17, Finsbury Circus, E.C., and Wood ford Green, Essex.
4978	Oct. 1906	*¶KENDZIOR, FRANK FELIX	Burton, Lincoln.
5707	Oct. 1909	*KENNARD, ALFRED JAMES	57, The Crescent, Croydon.
5708	Oct. 1909	*KENNARD, FREDERICK HARRISON	40, Heathfield Road, South Croydon
5204	Oct. 1907	*¶KENNARD, HORACE BURDOCK ..	Wayside, Manorway, Bexley, Kent.
6302	Oct. 1911	*¶KENNARD, LAURENCE	Mountlands, Redhill, Surrey.
5483	Oct. 1908	*KENNAWAY, ARTHUR LEWIS ..	Heytesbury, Wiltshire.
5484	Oct. 1908	*¶KENNEDY, PERCY EDWARD ..	Valuer's Department, Inland Revenu South Parade, Northallerton, York
2590	Oct. 1893	*KENNETT, CHARLES ARTHUR ..	8, Duke Street, Adelphi, W.C.
4198	Oct. 1903	*KENT, PHILIP, JUN.	39, Station Road, Letchworth, Hert fordshire.
4199	Oct. 1903	*§KER, ARTHUR PRESTON	Moothall, Newcastle-upon-Tyne.
1077	Jan. 1884	KERR, ARTHUR HERBERT	Blake Street, York.
4200	Oct. 1903	*KERR, NORMAN MUNRO	The Aboukir Company, Ltd., Kharab Station, Egypt.
5205	Oct. 1907	*¶KERSHAW, SAMUEL RYDER ..	Holly House, Bury Old Road, Man chester.
5485	Oct. 1908	*KETTERINGHAM, SYDNEY	North Farm, Ropley, Alresford, Hants
3241	Oct. 1897	*¶KIBBLEWHITE, HENRY JAMES TRELEAVEN	3, Warwick House Street, Cockspu Street, S.W.
2688	Oct. 1894	*KIESER, WILLIAM HENRY GUSTAV	City Engineer's Office, Bristol.
5206	Oct. 1907	*¶KIFT, GEORGE ANSLEY	38, Lansdowne Road, Tottenham, N.
5709	Oct. 1909	*¶KILFORD, WILLIAM GEORGE ..	Messrs. David and David, 27, Hig Street, Cardiff.
4979	Oct. 1906	*KINDELL, FRANCIS PERCY	Surveyor's Department, Urban Distric Council, Beckenham, Kent.
3856	Oct. 1901	*KING, FREDERICK AUGUSTUS ..	32, Isledon Road, Finsbury Park, N.
5980	Oct. 1910	*¶KING, GILBERT RIGLEY	Town Hall, Twickenham, Middlesex.
5982	Oct. 1910	*KING, HERBERT JAMES	1, Woodland Road, New Southgate, N
4930	Oct. 1906	*KING, JOHN LEONARD	Box 368, Cumberland, Vancouve Island, British Columbia.
4737	Oct. 1905	*KING, PERCY JAMES CHURCH ..	Wynyard, West Park, Far Headingley Leeds.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
1387	Mar. 1887	*KING, WILLIAM ISAAC..	The Elms, Rickmansworth, Herts.
4457	Oct. 1904	*KINGSFORD, GEOFFRY NEVILLE	Seoni, Bengal, India.
5983	Oct. 1910	*KINGSTON, ARCHIBALD LAWRENCE	14, Elmwood Gardens, Acton Hill, W.
4981	Oct. 1906	*KINTON, HAROLD ERNEST.. ..	42, Cloncurry Street, Fulham, S.W.
5207	Oct. 1907	*¶KIRK, ALLAN	28, Burlington Road, Withington, Manchester.
5710	Oct. 1909	*KIRKWOOD, NORMAN FRASER ..	Valuer's Department, 12, St. John's Lane, Liverpool.
5711	Oct. 1909	*KISCH, AUGUSTUS MAITLAND ..	41, Bedford Row, W.C.
4982	Oct. 1906	*KISLINGBURY, ARTHUR VERNON	16, Clifford's Inn, Fleet Street, E.C.
4738	Oct. 1905	*¶KLOSZ, HUBERT JOHN..	37, Platt's Lane, Hampstead, N.W.
5712	Oct. 1909	*¶KNAPMAN, HARRY LETHBRIDGE	46, Newcombe Road, Polygon, Southampton.
3707	Oct. 1900	*¶KNIBB, FREDERICK CHARLES ..	112, West Side, Clapham Common, S.W.
5984	Oct. 1910	*KNIGHT, CHARLES WILLIAM ..	The Mill, Hollowell, Northampton.
5486	Oct. 1908	*KNIGHT, ROBERT MALTMAN ..	66, Wickham Road, Brockley, S.E.
5985	Oct. 1910	*KNIGHTON, THOMAS SPENCER ..	Nevill Lodge, Tunbridge Wells.
5208	Oct. 1907	*¶KNUBLEY, MILES PONSONBY ..	Steeple Ashton Vicarage, Trowbridge, Wiltshire.
5713	Oct. 1909	*KOHLER, HANS	8, Ingham Road, West Hampstead, N.W.
4202	Oct. 1903	*LABDON, HERBERT GEORGE ..	The Rhodes' Building, St. George's Street, Cape Town.
4984	Oct. 1906	*LADD, WALTER WILLOUGHBY ..	9, Spring Gardens, S.W.
6303	Oct. 1911	*¶LAIRD, DANIEL MACLELLAND ..	2, Balmoral Place, Crosshill, Glasgow.
4985	Oct. 1906	*LAIRD, JOHN..	High Street, Marlow, Bucks.
3557	Oct. 1899	*¶LAIRD, NINIAN PARKER	Thurnby, near Leicester.
5487	Oct. 1908	*LAKE, WALLACE STICKLAND, A.M.I.C.E.	c/o J. R. Lake, 2, Marlborough Road, Plymouth.

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6304	Oct. 1911	*Lamb, Charles Alfred	189, The Grove, Hammersmith, W.
5209	Oct. 1907	*¶Lambert, Arthur Peploe ..	Trenton, Benhill Road, Sutton, Surrey
5210	Oct. 1907	*Lambert, Edwin Hans	Sunbury, Matfield, Kent.
4203	Oct. 1903	*¶Lambert, George Arrow.. ..	The Castle, Winchester.
4458	Oct. 1904	*Lamble, William Herbert ..	Springfield, Creighton Road, Ealing, W
2973	Oct. 1895	*¶Lamprill, William Thomas ..	29, Leathwaite Road, Clapham Common S.W.
4739	Oct. 1905	*¶Lancaster, Sidney James ..	City Rates Department, Daimler House, Paradise Street, Birmingham.
5986	Oct. 1910	*¶Lane, Frederick Charles ..	5, Market Place, Morpeth, Northumberland.
4205	Oct. 1903	*¶Lang, Augustus Bernard Dashwood..	3, King Street, Cheapside, E.C.
5715	Oct. 1909	*¶Langford, Douglas Charles..	Brooklyn, Dollis Road, Church End, Finchley, N.
3708	Oct. 1900	*Lanham, Laurence	36, Beaumont Street, Oxford.
1969	Jan. 1891	*Lansdown, George Arthur, F.R.I.B.A.	9, Regent Street, Waterloo Place, S.W.
4986	Oct. 1906	*Large, John Gerald..	18, Bennett's Hill, Birmingham.
2051	Mar. 1891	*Larkin, Richard Webster ..	8 and 9, Great Newport Street, St. Martin's Lane, W.C.
5987	Oct. 1910	*¶Latham, Thomas Selby	7, Greenhill Park, Harlesden, N.W.
3560	Oct. 1899	*Laurence, Walter Bernard..	4, Auriol Road, West Kensington, W.
4740	Oct. 1905	*¶Lavarack, Hamlett Unitt ..	Chestnut Corner, Finchley Road, Golders Green, N.W.
6305	Oct. 1911	*¶Lavarack, Philip James Vaughan	La Turbie, Seymour Road, Finchley, N.
4987	Oct. 1906	*¶Lavington, Thomas Henry Russ	Poulton House, Marlborough, Wilts.
3709	Oct. 1900	*¶Lawley, George Frank	38, Willoughby Lane, Tottenham, N.
4741	Oct. 1905	*¶Lawrance, John, Jun.	30, Lushington Road, Harlesden, N.W.
6306	Oct. 1911	*Lawrence, Charles William Johnson	Elmfield, Cookham Road, Maidenhead, Berks.
5988	Oct. 1910	*Lawry, William Arthur ..	Tharsis Villa, Calstock, Cornwall.
4742	Oct. 1905	*Laws, Sidney Bush	Brincliffe, Holland Road, Sutton, Surrey
6307	Oct. 1911	*Lawton, Robert Allison.. ..	28, Hilton Crescent, Prestwich, Lancs.
4988	Oct. 1906	*¶Leah, William	3, Moseley Villas, Barnwood, Gloucester
5989	Oct. 1910	*¶Lee, Alexander Victor.. ..	143, High Street, Guildford.
5574	Feb. 1909	*Lee, Alfred Frederick	15, High Street, High Wycombe, Bucks.
441	Apr. 1876	Lee, George Cansfield	144, The Mount, York.
4990	Oct. 1906	*¶Lee, John Pincke	Plas Tirion, Cowbridge Road, Bridgend, Glamorganshire.

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5489	Oct. 1908	*¶LEE, LESLIE HERBERT	22, High Street, Ashford, Kent.
6308	Oct. 1911	*LEE, LESLIE STUART	53, Doughty Street, W.C.
5990	Oct. 1910	*¶LEE, NORMAN ALFRED	Coombe Hurst, Wallington, Surrey.
5829	Feb. 1910	*¶LEE, WILLIAM RICHARD	2, Warwick Road, Ealing, W.
5490	Oct. 1908	*LEECH, ARTHUR CLIVE	Worthington Lodge, Worthington, near Wigan, Lancashire.
5085	Feb. 1907	*LEES, HENRY BERRY	20, Crosby Road, Birkdale, Southport, Lancashire.
4022	Oct. 1902	*LEES, RANDLE BURSLAM	Woodside. Bradford-on-Avon, Wiltshire
3161	Feb. 1897	*LEESE, VERNON FRANCIS	Crown Offices, Whitemead Park, Parkend, near Lydney, Gloucestershire.
3770	Feb. 1901	*LEIGH, VINCENT STANLEY.. ..	Palmeira House, Westcliff-on-Sea, Essex
5717	Oct. 1909	*LEONARD, EDWARD	The Nook, Mortimer Road, Ealing, W.
1971	Jan. 1891	*LEWIS, ARTHUR LLEWELYN ..	45, St. John's Park, Blackheath, S.E.
3398	Oct. 1898	*¶LEWIS, JOHN	Valuer's Office, Westgate, Chichester.
3562	Oct. 1899	*¶LICKIS, LEONARD..	10, Fawnbrake Avenue, Herne Hill, S.E.
5991	Oct. 1910	*LIDDELL, JOHN GEORGE WALTON	Chesters Estate Office, Humshaugh, Northumberland.
5492	Oct. 1908	*¶LIGHTBOWN, ALFRED STUART ..	General Valuation Office, 6, Ely Place, Dublin.
1143	Apr. 1884	LIGHTFOOT, JOHN GEORGE ..	5, Great College Street, Westminster Abbey, S.W.
6309	Oct. 1911	*LILBURN, HENRY KENT	Dunedin, Antrim Road, Belfast, Ireland
5992	Oct. 1910	*LINDSAY, CHARLES ALLEN.. ..	Dunchurch, Rugby, Warwickshire.
4207	Oct. 1903	*¶LINDSELL, PHILIP JANSON.. ..	Bearton, Hitchin, Hertfordshire.
6310	Oct. 1911	*¶LINE, FREDERICK JAMES	32, Pinner Road, Harrow, Middlesex.
4460	Oct. 1904	*¶LINE, HENRY WILLIAM	London County Council, 19, Charing Cross Road, W.C.
6311	Oct. 1911	*LING, RICHARD BERTRAM.. ..	119, West Side, Clapham Common, S.W
5493	Oct. 1908	*¶§LINNEY, JOSEPH FREDERIC ..	c/o W. H. Robinson, Cromwell Buildings, Blackfriars Street, Manchester.
5494	Oct. 1908	*LISTER, ERNEST EDWARD.. ..	Caucasus Copper Co. Ltd., Batoum, S. Russia.
2531	Nov. 1892	*LITTLE, HENRY	82, Queen Street, Cheapside, E.C.
3711	Oct. 1900	*LIVING, CHARLES, JUN.	75, The Grove, Stratford, E.
6312	Oct. 1911	*¶LLOYD, FRANK HUMPHREYS ..	The Manor, West Felton, Oswestry, Salop.
5211	Oct. 1907	*¶LLOYD, SYDNEY HAMILTON ..	Holcote, Parkstone Road, Poole, Dorset.
4991	Oct. 1906	*¶LOADES, FRANK CHARLES.. ..	c/o Mrs. Bond, 22, Budock Terrace, Falmouth, Cornwall.
5495	Oct. 1908	*LOCK, CECIL WILLIAM BEST ..	9, Station Road, Watford, Herts.
5718	Oct. 1909	*¶LOCK, CHARLES	District Valuer's Office, High Wycombe, Bucks.
5212	Oct. 1907	*¶LOCKYER, EDWARD HERBERT ..	5, Great College Street, Westminster Abbey, S.W.
5496	Oct. 1908	*¶LOE, SYDNEY JOHN	10, Cliff Terrace, St. John's, S.E.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
3245	Oct. 1897	*LOMAX, ERNEST GEORGE	Parks Department, London Count Council, 11, Regent Street, S.W.
6313	Oct. 1911	*LONG, ALFRED CHARLES.. ..	Town Hall, Camberwell, S.E.
5497	Oct. 1908	*LONGBOTTOM, JOHN LEONARD..	Dingleside, Gledholt, Huddersfield Yorkshire.
4746	Oct. 1905	*LORAM, JOHN ANNING	Government Ordnance Survey Office Colombo, Ceylon.
4992	Oct. 1906	*¶§LORD, FREDERICK WILLIAM ..	Valuer's Department, Inland Revenue Bank Chambers, Doncaster, Yorkshir
5498	Oct. 1908	*LORIMER, GORDON	Departamento de Via y Abras, Ferr Carril del Sud, Buenos Aires.
3361	Oct. 1901	*LOVE, JAMES BARR	The College, Holmes Chapel, Cheshir
3862	Oct. 1907	*¶LOVELUCK, EDWARD	33, Park Street, Bridgend, Glamorgan shire.
5719	Oct. 1909	*LOWDEN, ANDREW	Estate Office, Roffey Park, Horsham Sussex.
1355	Jan. 1887	*LOWE, CHARLES ROBERT	30, Somerset Street, Portman Square W.
5993	Oct. 1910	*LOWICK, HENRY CAPELL	Public Works Department, Hong Kon
5214	Oct. 1907	*¶LOXTON, FRANCIS WILLOUGHBY	20, Princes Street, Yeovil, Somerset.
6314	Oct. 1911	*¶LUCAS, ARTHUR LITTLEJOHNS ..	Park House, Bexley, Kent.
4209	Oct. 1903	*¶LUCAS, JOHN CLAY	Castle Precincts, Lewes, Sussex.
489	May 1877	LUCAS, JOSEPH	11, Defoe Road, Tooting Graveney, S.W
3022	Jan. 1896	*LUCK, GEORGE EDWARD	Estate Office, Crouch End Station, N
3934	Feb. 1902	*¶LUFFINGHAM, WILLIAM JOHN ..	Estates and Valuation Department London County Council, 9, Sprin Gardens, S.W.
3566	Oct. 1899	*¶LUKE, JOHN..	12, Central Drive, Ansdell, Lytham Lancs.
3568	Oct. 1899	*LUMLEY, EDWARD ADRIAN ..	Whiteladyes, Cookham, Berkshire.
3400	Oct. 1898	*LUMLEY, FREDERICK ROBERT ..	Mamhead Park, Exeter.
4023	Oct. 1902	*LUNN, ALGERNON PERCY	Wentbridge, Pontefract, Yorkshire.
6315	Oct. 1911	*LUTON, ALBERT GORDON	138, Romford Road, Stratford, E.
4993	Oct. 1906	*LYDDON, ALFRED JONATHAN, A.M.I.C.E.	Surveyor's Department, Essex Count Council, Chelmsford.
4465	Oct. 1904	*¶LYNDE, WALTER MIGHELLS ..	Public Works Department, Nairob British East Africa.
4748	Oct. 1905	*LYNE, HARRY	13, Treyew Road, Truro, Cornwall.
2692	Oct. 1894	*LYONS, EDWARD COLVILL.. ..	Estate Office, Rugeley, Staffordshire.
6450	Feb. 1912	*LYSTER, FRANK OLIVER.. ..	Valuer's Office, 124, New London Road, Chelmsford.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6316	Oct. 1911	*¶MACAULAY, JAMES	79, Stevenson Drive, Langside, Glasgo
5720	Oct. 1909	*¶McCALLUM, DANIEL	325, Byres Road, Glasgow.
1144	Apr. 1884	McCALLUM, PETER SERVICE ..	Midland Railway, Derby.
6317	Oct. 1911	*McCANN, FELIX CHARLES.. ..	2, Wellington Place, Belfast.
4467	Oct. 1904	*¶McDONALD, JAMES RATCLIFF ..	Charlton House, Charlton, near Shep perton, Middlesex.
4749	Oct. 1905	*McDOUGALL, DOUGLAS ROBERT	138, High Street, Bromley, Kent.
5499	Oct. 1908	*MACE, CHARLES MARRINER ..	106, Ellerton Road, Tolworth, Surbito Surrey.
2592	Oct. 1893	*MACER, ALFRED THOMAS	10, Old Jewry Chambers, E.C.
3863	Oct. 1901	*McGAW, ANDREW KIDD	Van Diemen's Land Company, Burnie, Tasmania.
5721	Oct. 1909	*MACHATTIE, JOHN MACINTOSH..	13, Charing Cross, S.W.
3312	Feb. 1898	*MACKENZIE, HECTOR JOHN MAXWELL	Granville Estate Office, Bude, North Cornwall
4750	Oct. 1905	*¶MACKENZIE, HENRY BLINMAN ..	3, Warwick House Street, Charing Cross, S.W.
4468	Oct. 1904	*¶McKERROW, JAMES WEIR, A.M.I.C.E.	Corporation Waterworks, Town Hall, North Shields, Northumberland.
5501	Oct. 1908	*MACKINNON, ALEXANDER DENT OSWALD	Messrs. Burd and Evans, School Garden Shrewsbury.
5216	Oct. 1907	*McKINSTRY, ARTHUR DOUGLAS	Esbet Khorshed, Alexandria, Egypt.
3712	Oct. 1900	*MACKINTOSH, WILLIAM SMITH ..	Baileymawr, Penybont, Radnorshire.
6318	Oct. 1911	*McLAREN, HENRY	9, Woodlands Crescent, Falkirk.
6319	Oct. 1911	*¶MACLAY, CHARLES	267, Crow Road, Partick, Glasgow.
6320	Oct. 1911	*¶McROBBIE, WILLIAM ALEXANDER	32, Belgrave Terrace, Aberdeen.
4994	Oct. 1906	*¶McSHEEHY, JOHN EDWARD GERARD	"Donoman," The Drive, Wimbledon, S.W.
5994	Oct. 1910	*¶§McTAGGART, HUGH HARVEY ..	2, Norham Street, Crossmyloof, Glasgow
5217	Oct. 1907	*McWILLIAM, JOHN ALEXANDER	29, Eyre Crescent, Edinburgh.
5218	Oct. 1907	*¶MADDOCK, GEORGE	Messrs. Walsh and Nicholas, Museum Chambers, Halifax, Yorkshire.
3627	Feb. 1900	*¶MAGER, SYDNEY..	Bamfylde House, Exeter.
5995	Oct. 1900	*¶MAIDES, PERCY THOMAS	"Homestead," Morland Road, Croydon
4469	Oct. 1904	*MAIN, THOMAS FORSTER	Nagpur, Central Provinces, India.
5722	Oct. 1909	*¶MAIR, WILLIAM FRASER	The Elms, Stretford, Manchester.
5996	Oct. 1910	*¶MALCOM, JAMES ARCHIE	Old Bank House, Largs, Ayrshire.
5997	Oct. 1910	*MALLETT, JOHN GRAHAM	27, Chancery Lane, W.C.
3109	Oct. 1896	*MALLINSON, CHARLES HERBERT	Market Place, Huddersfield, Yorkshire.
6321	Oct. 1911	*MAMMATT, GERALD ARTHUR ..	18, Bennett's Hill, Birmingham.
4753	Oct. 1905	*MANN, ALFRED HENRY	381, Lordship Lane, East Dulwich, S.E.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
2694	Oct. 1894	*Mann, Frederick Charles Thomas	Woking, Surrey.
5502	Oct. 1908	*Manson, Edward Beresford..	Survey Office, Badulla, Ceylon.
3401	Oct. 1898	*Marcus, William Mortimer ..	31, St. John's Hill, Clapham Junction S.W.
4995	Oct. 1906	*¶Markham, Christopher William O'Leary	Narborough, Albert Road, Watford Herts.
4027	Oct. 1902	*¶Marks, Thomas Edward.. ..	30, Wimborne Gardens, Ealing, W.
3864	Oct. 1901	*Marrian, Harold Greenwood, A.M.I.C.E.	Station Chambers, Twickenham, Middlesex.
4028	Oct. 1902	*Marshall, George Ernest ..	The Hollies, Handsworth, Sheffield
5998	Oct. 1910	*Marshall, Tom Owen	Estate Office, Midland Railway, Derby
5724	Oct. 1909	*Marshall, William Thomas, M.A. (*Oxon.*)	Masson, Matlock, Derbyshire.
3110	Oct. 1896	*¶Martin, Alexander William	The Laurels, Marden Road, South Tottenham, N.
5999	Oct. 1910	*Martin, Arthur..	Glencoe, Clareville Rd., Rathgar, Dublin
6000	Oct. 1910	*Martin, Fred Scott..	79, Main Street, Keswick, Cumberland
5219	Oct. 1907	*Martin, Frederick Mark ..	Edenhurst, Tower Street, Winchester
4997	Oct. 1906	*Martin, Moritz Richard.. ..	14, Woodfield Road, Ealing, W.
5504	Oct. 1908	*¶Martin, Victor Callingham ..	The Nook, Shiplake-on-Thames, Oxon
5505	Oct. 1908	*¶Maskell, Reginald	15, Carleton Road, Tufnell Park, N.
4998	Oct. 1906	*¶Maslen, Thomas Patrick Vincent	56, Cavendish Road, Brondesbury, N.W.
4755	Oct. 1905	*¶Mason, Arnold Stewart.. ..	Engineer's Department, Corporation Waterworks, Liverpool.
4471	Oct. 1904	*¶Mason, Francis Scott	Clarendon House, Clarendon Road Putney, S.W.
3865	Oct. 1901	*¶Masters, William Henry ..	Glencairn, Arthur Road, Southampton Hampshire.
4756	Oct. 1905	*¶§Mathews, Hugh Spencer ..	12, Waterloo Street, Birmingham.
5220	Oct. 1907	*¶Matthews, Douglas Percival	Valuer's Office, Barclay Bank Chambers Princess Square, Plymouth.
5725	Oct. 1909	*¶Matthias, Alfred Alexander	33, Welldon Crescent, Harrow, Middlesex.
2533	Nov. 1892	*‡Maughan, John	Estate Office, Jervaulx Abbey, Middleham, S.O., Yorks.
4030	Oct. 1902	*¶‡§Maw, Percival Trentham ..	Holmesdale, Nutfield, Surrey.
6322	Oct. 1911	*Maxwell, Herbert William ..	4, Endsleigh Gardens, N.W.
5727	Oct. 1909	*¶May, Cyril Ernest	Messrs. Simmons and Sons, Henley-on-Thames, Oxfordshire.
6451	Feb. 1912	*May, Richard	14, Seagry Road, Wanstead, N.E.
6001	Oct. 1910	*¶May, William Stokes	14, John Street, Bedford Row, W.C.
4472	Oct. 1904	*¶Mayhead, Basil Stuart	The Lion Hotel, Abingdon, Berkshire
6323	Oct. 1911	*Mayhew, William Joseph George	68, Savernake Road, Hampstead, N.W.

‡ Special Forestry Certificate.

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6002	Oct. 1910	*§Mayne, Arthur John	Holme Park Estate Office, Sonning, Reading.
3403	Oct. 1898	*¶Meacher, Sydney George ..	Marlee, near Blairgowrie, Perthshire
6003	Oct. 1910	*Mears, John Arthur..	49, Eden Street, Kingston-on-Thames, Surrey.
6324	Oct. 1911	*Meering, Ernest Frank.. ..	4, Manor Park Villas, Windmill Lane, Cheshunt, Herts.
2597	Oct. 1893	*Mellor, James Frederick ..	110, St. James's Street, Brighton.
4473	Oct. 1904	*Mellor, John Francis Shaw..	The Cottage, Brodsworth, Doncaster, Yorks.
5506	Oct. 1908	*¶Mellows, Frederick William	Northbrook Lodge, Lansdowne Road, Woodford, Essex.
6325	Oct. 1911	*Melville, Henry Duncan ..	Broomlands, Kelso, Scotland.
2977	Oct. 1895	*Menmuir, Robert William ..	Town Hall, Woodstock, Cape Colony, South Africa.
2535	Nov. 1892	*Menzies, Robert	Merton Estate Office, Thetford, Norfolk.
6004	Oct. 1910	*Menzies, William Kenneth ..	Golspie, Englefield Green, Surrey.
6326	Oct. 1911	*Mercer, William Samuel ..	Millington, Lee, S.E.
3572	Oct. 1899	*Meredith, Percy William ..	50, Cannon Street, E.C.
4999	Oct. 1906	*¶Merrett, Harold Thrift ..	5, Great College Street, Westminster Abbey, S.W.
1145	Apr. 1884	Merrett, James..	5, Great College Street, Westminster Abbey, S.W.
6327	Oct. 1911	*¶Merrington, Frederick Arthur	147, Upper Street, Islington, N.
5728	Oct. 1909	*Metcalfe, William	Kellingley, Knottingley, Yorkshire.
2536	Nov. 1892	*Mew, Robert Heath..	Dudley House, Ladbroke Road, Redhill, Surrey.
5729	Oct. 1909	*¶Miles, John Guilford	The Denes, Great Yarmouth, Norfolk.
5221	Oct. 1907	*¶Miles, Leonard Percy	Netherfield, Scott's Lane, Shortlands, Kent.
6005	Oct. 1910	*Millar, Alexander Walker ..	200, High Street, Kirkcaldy, Fifeshire.
5000	Oct. 1906	*¶Millar, Peter	Borough Engineer's Office, Southampton.
4475	Oct. 1904	*Miller, Fred	53, Eltisley Avenue, Newnham, Cambridge.
2697	Oct. 1894	*Miller, Frederick William ..	"Newholme," Thornlaw Road, West Norwood, S.E.
2537	Nov. 1892	*¶Miller, George Frederick ..	Town Hall, Hastings, Sussex.
6328	Oct. 1911	*Miller, Thomas Hartley ..	Valuer's Office, Inland Revenue, Richmond Terrace, Blackburn, Lancs.
5001	Oct. 1906	*¶Miller-Crook, Herbert.. ..	106, Warwick Road, Carlisle.
5730	Oct. 1909	*¶Mills, Basil Rupert	10, Wigmore Street, W.
3869	Oct. 1901	*¶Mills, Daniel	Valuer's Department, Windsor House, Shrewsbury.

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5507	Oct. 1908	*¶§Mills, Robert Henry	The Bungalow, Combe Down, Bath.
5222	Oct. 1907	*¶Milne, James Logie..	Valuer's Office, 18, Bennett's Hill Birmingham.
4213	Oct. 1903	*Milne, William Edward Streatfeild	15, Great James Street, Bedford Row W.C.
5002	Oct. 1906	*Milnes, Charlton	57, Hamilton Square, Birkenhead.
752	Feb. 1882	Milnes, Robert..	City Surveyor's Office, Guildhall, E.C
4214	Oct. 1903	*¶Minors, Ernest. B sc. (Lond.), A M.I.C.E.	City Engineer's Office, Guildhall Worcester.
4867	Feb. 1906	*¶Mirams, Arthur Edward ..	45, Elmdale Road, Palmer's Green, N
5358	Feb. 1908	*Mitchell, Archibald Francis	c.o. Esquimalt and Nanaimo Railway Engineering Department, Victoria British Columbia.
6329	Oct. 1911	*Mitchell, Charles Richard Gerald	Stanway Estate Office, Winchcombe Glos.
3870	Oct. 1901	*Mitchell, Herbert Arthur ..	40, Ship Street, Brighton.
4868	Feb. 1906	*¶Mitchell, Sidney	Valuer's Dept. Home Counties (North) Duchy Rooms, Somerset House, W.C
5731	Oct. 1909	*Mitchell, William Chalmers	Brynarlis, Dorchester.
3574	Oct. 1899	*Moat, Ernest William	77, Byne Road, Sydenham, S.E.
3049	June 1896	*Moeran, Archibald Edward..	Lissadell, Stillorgan Park, Co. Dublin
4477	Oct. 1904	*¶‡Moiser, Cyril	The Cedars, Huntington, York.
3494	Feb. 1899	*¶Molyneux, Frank Eustace ..	
1973	Jan. 1891	*Molyneux, Herbert Ernest..	Brantwood, Riddlesdown Road, Purley Surrey.
5003	Oct. 1906	*Montgomery, George	4, South View Villas, Risingholm Road, Wealdstone, Middlesex.
5508	Oct. 1908	*¶Moody, Herbert Line	c/o F. Bath, Crown Chambers, Salisbury
6330	Oct. 1911	*Moody, Walter Richard.. ..	35, Brockman Road, Folkestone, Kent
6331	Oct. 1911	*Moon, Henry Alfred, A.R.I.B.A.	1, Melbourne Road, Merton Park, S.W
3871	Oct. 1901	*¶Moore, Arthur William.. ..	Chesham Cottage, Alton, Hants.
4217	Oct. 1903	*¶Moore, Ernest Llewellyn ..	Wellesley House, 7, Mill Lane, Wes Hampstead, N.W.
3050	June 1896	*Moore, Hugh Armytage.. ..	Corrie Wood, Castlewellan, Co. Down
4218	Oct. 1903	*Moore, Richard Charles ..	Blomfield House, London Wall, E.C.
4478	Oct. 1904	*Moore, Thomas Harold	Battledean, Tewkesbury, Gloucester shire.
5732	Oct. 1909	*More, John Novis	Crown Lodge, Harlech, North Wales.
5223	Oct. 1907	*Morgan, Ernest William ..	29, Fleet Street, E.C.
4759	Oct. 1905	*Morgan, Harold Woosnam ..	66, Grafton Road, Acton, W.
5733	Oct. 1909	*¶Morgan, Ifor John	Butts, Ilminster, Somerset.
5224	Oct. 1907	*¶Morgan, Richard Croke, B.A.	Buckland, Waterden Road, Guildford
5225	Oct. 1907	*¶Morgan, Thomas Edwin	41, Bedford Row, W.C.
6332	Oct. 1911	*¶§Morley, Eric	14, Park Drive, Bradford, Yorks.
5734	Oct. 1909	*¶Morris, Alexander George ..	90, Hermon Hill, South Woodford, N.E

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3405	Oct. 1898	*¶Morris, Arthur..	3, Derby Terrace, Nottingham.
6006	Oct. 1910	*¶§Morris, Clifford	1, Abbey Drive West, Grimsby, Lincs.
2632	Feb. 1894	*Morrison, Daniel	41, John Dalton Street, Manchester.
6007	Oct. 1910	*¶Morrison, John Baxter.. ..	Elderslie Estates Office, Deanside, Renfrew.
4114	Feb. 1903	*Morse, Dudley Walter.. ..	Kirtlington, Oxford.
6008	Oct. 1910	*¶Morton, Hugh	"Bransfield," Eagle Lane, Snaresbrook Essex.
6009	Oct. 1910	*Morton, Thomas Chalmers ..	5, Cross Street, Manchester.
6010	Oct. 1910	*¶Muirhead, Thomas	Engineers' Dept., British Columbia Electric Railway Co., Ltd., Victoria, B.C.
3406	Oct. 1898	*Mullett, Henry Thomas.. ..	103, Melody Road, Wandsworth Common, S.W.
5735	Oct. 1909	*Mumford, Frank Septimus ..	20, South Parade, Doncaster, Yorkshire
6011	Oct. 1910	*Mundle, Ernest Ranson.. ..	42, St. George's Terrace, Jesmond, Newcastle-upon-Tyne.
5087	Feb. 1907	*Mundy, Hugh Algernon Godfrey	Department of Agriculture, Salisbury, Rhodesia, South Africa.
5226	Oct. 1907	*Murray, Arthur Malcolm ..	67, Irving Road, Bournemouth, and H.M. Office of Works, Storey's Gate, S.W.
5509	Oct. 1908	*Murray, Penry John	Estate Office, Condover, Shrewsbury.
4036	Oct. 1902	*Murtough, Joseph	56, Stubbington Avenue, North End, Portsmouth.
6012	Oct. 1910	*Nash, Eugene Fleetwood ..	Onitsha-Udi Railway, Onitsha, S. Nigeria.
6013	Oct. 1910	*Nash, Harry Norton	District Valuer's Office, 24, Bridge Street, Newport, Mon.
4481	Oct. 1904	*¶Naylor, John Stuart	Glen-Lyn, Wendover Road, Bromley, Kent.
4038	Oct. 1902	*¶Neame, Frederick Ivo	The Offices, Macknade, Faversham, Kent.
5736	Oct. 1909	*¶Neil, David Maxwell	Park Estate Office, Leigh Road East, Westcliffe, Essex.
6014	Oct. 1910	*¶Nelson, Edward Russell ..	Valuer's Offices, 26, Victoria Street, Grimsby, Lincolnshire.

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7737	Oct. 1909	*Nettelton, Oscar Traves ..	The Gables, Talawakelle, Ceylon.
220	Oct. 1903	*Netten, Percy John	16, Manor Street, Stonehouse, Devon.
700	Oct. 1894	*Neubronner, Harry Alfred, A.R.I.B.A.	Penang, Straits Settlement.
510	Oct. 1908	*¶New, Elliott John	c.o. E. D. Till, The Priory, Eynsford, Kent.
227	Oct. 1907	*¶Newbery, George Herbert ..	100, Mount Street, W.
482	Oct. 1904	*¶Newbery, Walter Samuel ..	14, St. Leonard's Road, Bexhill-on-Sea, Sussex.
229	Oct. 1907	*Newhouse, Edward..	Public Works Department, Hong Kong
040	Oct. 1902	*Newington, Caleb Rickman K.	County Hall, Lewes.
511	Oct. 1908	*Newman, Percival Corney, A.R.I.B.A.	20, Copthall Gardens, Twickenham, Middlesex.
718	Oct. 1900	*Newman, Walter Philip.. ..	121, Victoria Street, S.W.
483	Oct. 1904	*¶Newman, William Walter, A.M.I.C.E.	Council Offices, High Street, Watford, Hertfordshire.
223	Oct 1903	*¶§Newnham, Frank George ..	Hillside, Orpington, Kent.
738	Oct. 1909	*Newton, John Lees..	The Chevin, Belper, Derbyshire.
015	Oct. 1910	*¶Nicholls, Charles William ..	97, Brynymor Road, Swansea.
333	Oct. 1911	*Nicholls, Douglas Richard ..	Municipal Offices, Babington Lane, Derby
1163	Feb. 1897	*Nicholson, Ebenezer Bernard	1 and 2, Queen Street, Cheapside, E.C.
334	Oct. 1911	*¶Nicholson, James, Jun.	77, Hilden Street, Bolton, Lancs.
739	Oct. 1909	*Noble, Walter Hubert.. ..	Engineer's Office, Guildhall, E.C.
556	Jan. 1889	*¶Nockolds, Martin Charles Hubert	Saffron Walden, Essex.
485	Oct. 1904	*¶§Norman, Charles Frederick	51A, Lincoln's Inn Fields, W.C.
452	Feb. 1912	*Norman, Stuart Henry.. ..	Marine Lodge, Castle Road, Deal, Kent.
335	Oct. 1911	*Norman, William Joseph.. ..	
830	Feb. 1910	*North, Hugh Frederic	Strathfield Saye, Mortimer, Hampshire.
763	Oct. 1905	*Nottage, Percy George.. ..	c/o George Chalmers, Esq., Villa Nova de Lima, Estado de Minas, Brazil.
764	Oct. 1905	*¶Nuttall, George Purcell ..	Parkhills, Bury, Lancashire.
004	Oct. 1906	*¶Nutter, Hubert Charles ..	63, Sidney Street, Cambridge.
230	Oct. 1907	*Nutting, John Naunton.. ..	Rosedale Villa, Lower Hillmorton Road, Rugby, Warwickshire.
225	Oct. 1903	*¶Nye, Haydn Percival	25, Gloucester Place, Brighton.

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3874	Oct. 1901	*Oaten, Alfred Edward.. ..	9, Clare Street, Bristol.
5231	Oct. 1907	*Odam, George Maxwell.. ..	County Hall, Aylesbury, Buckinghamshire.
5512	Oct. 1908	*Oddy, Joseph Ronald Ridley	45, Horton Grange Road, Bradford, Yorks.
6336	Oct. 1911	*Odell, John Frederick	2, Linslade Villas, Dorset Road, Mottingham, Kent.
5232	Oct. 1907	*¶Offlow, Arthur Rowland ..	30, Berlin Road, Catford, S.E.
5575	Feb. 1909	*¶Ogden, Frederick Soresby ..	The Yews, Stanley, near Derby.
4765	Oct. 1905	*¶Oldfield, Claude Courtenay	66, London Road, King's Lynn, Norfolk.
6337	Oct. 1911	*¶Oldfield, George Harry Robert	9, Hammet Street, Taunton, Somerset
5740	Oct. 1909	*¶Oldham, Wilford	18, Holwood Road, Bromley, Kent.
3128	Oct. 1896	*¶Oldnall, Roger William, B.A. (*Cantab.*)	Portswood, Walliscote Road, Weston-Super-Mare, Somersetshire.
6338	Oct. 1911	*Oliver, Harry Hutt..	5, Melbourne Avenue, W. Ealing, W.
6016	Oct. 1910	*¶Oppenheim, Alfred	126, Maida Vale, W.
4042	Oct. 1902	*Orchard, Alfred Dean	Market Bosworth, Leicestershire.
3410	Oct. 1898	*Orchard, Sidney Samuel ..	Creech St. Michael, Taunton, Somerset.
3935	Feb. 1902	*O'Reilly, Henry James.. ..	Sans Souci, Booterstown, Co. Dublin.
6017	Oct. 1910	*¶Orr, Robert	10, Aubert Park, Highbury, N.
4226	Oct. 1903	*Orton, William Goodacre ..	9, Gopsall Street, Leicester.
5741	Oct. 1909	*¶Osborn, George..	Ashleigh, Totley Brook Road, near Sheffield.
2541	Nov. 1892	*Ouvry, Peter Arnold	The Salterns, Lymington, Hants.
5233	Oct. 1907	*Ovenden, Hugh..	Holmfield, Whitestake, near Preston, Lancs.
4043	Oct. 1902	*¶Owen, Harry Bertram	Hawthorne Cottage, Hartshill, Stoke-on-Trent.
5742	Oct. 1909	*Owen, John..	24, Handfield Road, Waterloo, Liverpool.
5743	Oct. 1909	*Owen, Trevor ap Rowland ..	"Sandy Nook," Seaforth, Liverpool.
5006	Oct. 1906	*¶Packe, William Vere	West Wickham, Kent.
4487	Oct. 1904	*Page, Bernard Culmer	9, Denman Street, London Bridge, S.E.
4488	Oct. 1904	*Page, Edmund	42, Balmoral Road, Gillingham, Kent.
4489	Oct. 1904	*Page, Herbert	Messrs. Harland and Son, Barnet, Hertfordshire.
4766	Oct. 1905	*Page, Joseph	38, St. Ives Mount, Upper Armley, Leeds.

pp. co.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
50	Oct. 1897	*Paice, William, Jun.	Wentworth Cottage, Virginia Water, Surrey.
44	Oct. 1909	*¶Pain, Coard Henry	Bebington, Cheshire.
03	Oct. 1894	*¶Pain, William Henry	Carnarvon Estate Office, Bingham, Nottinghamshire.
40	Oct. 1910	Palmer, Alfred George Benjamin	38, Vanbrugh Park, Blackheath, S.E.
09	Feb. 1904	*¶Palmer, Arthur	Town Hall, Greenwich, S.E.
67	Oct. 1905	*Palmer, Charles Drayton ..	208, Unthank Road, Norwich.
34	Oct. 1907	*Palmer, Frederick Charles..	20, Connaught Avenue, Mortlake, S.W.
35	Oct. 1907	*Palmer, Sidney..	Glen-eyre, Church Walk, Thames Ditton, Surrey.
39	Oct. 1911	*Palmer, William Lucius.. ..	Edenhurst, The Avenue, Dallington, Northants.
18	Oct. 1910	*¶Panario, Francis Michael ..	327, Queen's Road, Battersea Park, S.W.
31	Feb. 1910	*Paramor, William	H.M. Office of Works, 47, Victoria Street, S.W.
19	Oct. 1910	*¶Parker, Archie Montgomery..	46A, Gloucester Road, S.W.
36	Oct 1907	*¶Parker, Charles Goode.. ..	Howarth, Banstead Road, Belmont, Surrey.
20	Oct. 1910	*¶Parker, Frank Granger.. ..	Mildenhall, Suffolk.
19	Oct. 1900	*¶‡§Parker, Frederic William	Parks Department, London County Council, 11, Regent Street, S.W.
20	Oct. 1900	*Parker, Howard	Maple Creek, Assiniboia, Canada.
37	Oct. 1907	*¶Parker, John	Rating Office, London and South Western Railway, Addington Street, Waterloo Station, S.E.
40	Oct. 1911	*Parker, Kingsley Croft.. ..	Lansdowne, Brighton Road, Sutton, Surrey.
91	Oct. 1904	*¶Parker, Wilfred Horsley ..	7, Little College Street, Westminster, S.W.
45	Oct. 1902	*¶Parkinson, Herbert	392, High Street, Rochester.
79	Oct. 1895	*Parks, Walter	17, Holmesdale Gardens, Hastings, Sussex.
51	Oct. 1897	*Parnacott, Arthur Charles..	93, York Road, Westminster Bridge Road, S.E.
14	Oct. 1908	*¶Parratt, Albert Martin.. ..	The Oaks, Half Moon Lane, Herne Hill, S.E.
53	Feb. 1912	*¶Parrott, Charles Clayton..	50, Friars Stile Road, Richmond, Surrey.
30	Oct. 1903	*Parrott, Hugh Francis Vivian	The Thorn, Hayes End, S.O., Middlesex.
68	Oct. 1905	*Parsons, Arthur Stanley ..	4, Hillaries Road, Gravelly Hill, Erdington, Warwickshire.
21	Oct. 1910	*Pascoe, Herbert	County Hall, Wakefield, Yorks.

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5745	Oct. 1909	*Pascoe, John Barron	"Tregothnan," Eaton Grove, Swanse
5746	Oct. 1909	*¶Patching, Edward Glencairn	46, London Road, East Grinstea Sussex.
5576	Feb. 1909	§*Patey, George Head	3 and 5, Station Road, Watford, Hert
5239	Oct. 1907	*Paton, Joseph Train	Callendar Estate Office, Callendar Par Falkirk, N.B.
5008	Oct. 1906	*Paton, Hugh	Rose Cottage, Syston Park, Granthan
4048	Oct. 1902	*Pattisson, William Henry Munnings	Estate Office, Helmingham, Suffolk.
5240	Oct. 1907	*¶Paul, Francis	45, Chatsworth Gardens, Acton, W.
6022	Oct. 1910	*Paul, George Garnham	Gunton Park, Norwich.
2980	Oct. 1895	*Paul, John William..	31, Bedford Row, W.C.
5747	Oct. 1909	*¶Pawley, Tom Edmund	24, Stone Street, Maidstone.
5242	Oct. 1907	*Paxton, Archibald Philip ..	14, Grand Parade, Coombe Lan Kingston-on-Thames, Surrey.
4492	Oct. 1904	*¶Payne, John Oswald	Mill House, Keston, Hayes, Kent.
6341	Oct. 1911	*Paynter, E. Ernest W... ..	Bere Alston, Devon.
5748	Oct. 1909	*Peake, Albert Edward	Saffron Walden, Essex.
3116	Oct. 1896	*Pearce, Charles Frederick ..	71, Edgware Road, W.
1146	Apr. 1884	Pearce, Frederick William ..	34, Gloucester Road, Finsbury Park, N
6342	Oct. 1911	*¶Pearce, Hubert Willie	2, Steward Place, Wellington, Salop.
4232	Oct. 1903	*Pearce, Stephen Harvey ..	Architect's Department, L.C.C., Sprin Gardens, S.W., and Polruan, Conwa Road, Southgate, N.
4869	Feb. 1906	*Pearce, William Henry, A.M.I.C.E.	4, Southcourt Road, Worthing, Sussex
5009	Oct. 1906	*¶Pearch, Douglas Davisson ..	14, Alfred Road, Acton, W.
5516	Oct. 1908	*¶Pearman, Francis May	Flagstaff Post Office, Alberta, Canada
6023	Oct. 1910	*Pearson, George Parker ..	Sutton Bonington, near Loughborough Leicestershire.
6024	Oct. 1910	*Pearson, Norman Hanson ..	52, Percy Park, Tynemouth, Northumbe land.
4051	Oct. 1902	*Pearson, Thomas Gibson.. ..	Town Hall, Barrow-in-Furness, Lanca shire.
5749	Oct. 1909	*¶Peat, Frederick James	Valuer's Department, Reigate Hil Reigate, Surrey.
2634	Feb. 1894	*Pegge, John Thomas..	City Surveyor's Office, Durham.
5243	Oct. 1907	*Peirce, Richard George.. ..	24, Stafford Road, Brighton.
5244	Oct. 1907	*¶§Pemberton, Basil Charles ..	59 and 60, West Stockwell Street, Co chester.
5517	Oct. 1908	*¶Pemberton, Percy Leigh ..	22, Warwick Square, S.W.
6025	Oct. 1910	*¶Pennington, Stanley Muncaster	"Sandfield House," Hawthorn Roa Bootle, Lancs.
3879	Oct. 1901	*Penrose, Edward Alec.. ..	Estate Office, Rose Lane, Waterfor Ireland.

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1118	Oct. 1896	*Peppercorn, John Arthur ..	Eaton Socon, St. Neots, Huntingdonshire.
1010	Oct. 1906	*Percival, Alexander William	2435, Yonge Street, Eglinton, Ontario, Canada.
1750	Oct. 1909	*¶Percival, Frank Neville ..	Eastwood, Agnew Street, Lytham, Lancashire.
1052	Oct. 1902	*Perkin, Daniel Ward	P.O. Box 1, Knights, South Africa.
1343	Oct. 1911	*Perkin, Reginald Jeffries ..	11, Cole Hill, Tamworth, Staffs.
1898	Nov. 1890	*Perkins, Joseph	86, Willows Road, Balsall Heath, Birmingham.
1011	Oct. 1906	*¶Perkins, Samuel Barclay ..	33, Emma Place, East Stonehouse, Plymouth.
1389	Apr. 1887	*Perks, Sydney, f.r.i.b.a. ..	The Guildhall, E.C.
1722	Oct. 1900	*Perrins, George Latham ..	13 Cambridge Road, Lytham, Lancashire.
1495	Oct. 1904	*¶Perry, Charles William ..	7, St. John's Park Mansions, Pemberton Gardens, N.
1518	Oct. 1908	*Peter, Arthur Granville ..	Northernhaye, Launceston, Cornwall.
1012	Oct. 1906	*¶Peter, Francis	Ham Villa, Berkeley, Gloucestershire.
1310	Feb. 1904	*¶Peters, George Farmer James	The Railway Station, Byfleet, Surrey.
1454	Feb. 1912	*Petley, Bertram	Crixhall Court, Staple, Canterbury.
1344	Oct. 1911	*Petley, Guy	Crixhall Court, Staple, Canterbury.
1769	Oct. 1905	*¶§Petrie, Alan Roy	Messrs. Daniel Watney and Sons, 33, Poultry, E.C.
1751	Oct. 1909	*¶Pettingale, Charles Edward	63, Fanfield Road, Birkby, Huddersfield.
1021	Dec. 1883	Pewtress, Herbert Wilmshurst	15, Cursitor Street, Chancery Lane, W.C.
1345	Oct. 1911	*¶Philcox, Cecil Lodge	Pré Fleuri, Woking, Surrey.
1129	Mar. 1884	Phillips, George Cawkwell ..	Chelmsford.
1705	Oct. 1894	*Phillips, Francis John	Albury, Queen's Road, Springfield, Chelmsford.
1026	Oct. 1910	*Phillips, Sydney Vernon ..	The Cottage, Yardley Wood Road, Moseley, Birmingham.
1448	Jan. 1888	*§Phillips, William Dearlove..	High Wycombe, Bucks.
1245	Oct. 1907	*¶Phillips, William Newton ..	Cawdor Estate Office, Carmarthen.
1235	Oct. 1903	*¶§‡Philpot, Clifford Needham	Hawkstone Estate Office, near Shrewsbury.
1346	Oct. 1911	*Pickard, Eugene Cuthbert Llewellyn	Home Farm, Glynde, Lewes, Sussex.
1752	Oct. 1909	*¶Pierce, Edward Lemuel.. ..	Valuer's Office, Inland Revenue, Romford, Essex.
1347	Oct. 1911	*Pierce, Thomas Harle	Victoria House, Abergele, Denbighshire.
1497	Oct. 1904	*Pilbeam, Francis Newcastle..	24, Aldbourne Road, Acton Vale, W.
1498	Oct. 1904	*¶Pilkington, James Monteath..	1, Alexandra Villas, Finsbury Park, N.

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4236	Oct. 1903	*¶Pinckney, Henry Christopher	The Estate Office, Stoodleigh, Tiverto Devonshire.
3254	Oct. 1897	*Pinfold, Francis Arthur ..	Estate Office, L.B. and S.C. Ry., Lond Bridge Terminus, S.E.
3723	Oct. 1900	*¶Pinson, Gilbert..	Cobden Buildings, Corporation Stree Birmingham.
6348	Oct. 1911	*Pipe, Henry James	Bickley, Druce Road, Dulwich, S.E.
5753	Oct. 1909	*Plant, Clifford Ernest.. ..	c/o J. A. E. Toone, Netherway, Nort Quay, Brisbane.
3725	Oct. 1900	*¶Plant, William, a.m.i.c.e. ..	Borough Hall, Stafford.
5013	Oct. 1906	*¶Plumb, Francis Clarkson ..	Heath Drive, Gidea Park, Romfor Essex.
6349	Oct. 1911	*Plumpton, Edward Hubert ..	Estate Offices, Cobham, Surrey.
5014	Oct. 1906	*¶Plumstead, Henry William Lewis	126, The Avenue, Highams Park, N.F
5754	Oct. 1909	*¶Polley, Gordon	163, Balaam Street, Plaistow, E.
6027	Oct. 1910	*Poore, John	Hunstrete Estate Office, Pensford, Brist
4771	Oct. 1905	*Pope, Herbert Burgham ..	Thames Bank House, Lower Har Road, Kingston-on-Thames, Surrey
5088	Feb. 1907	*¶Porter, Evelyn de Bock ..	Inland Revenue, District Valuer' Office, Finsbury Park, N.
4239	Oct. 1903	*¶Porter, Sydney Lawrance ..	12 and 13, Bow Lane, E.C.
5519	Oct. 1908	*Potter, Edward	198, Bedford Hill, Balham, S.W.
6028	Oct. 1910	*¶Pottier, Alfred	Bosigran, Whytecliffe Road, Purley Surrey.
6116	Feb. 1911	*Potts, Gilbert Ackroyd ..	34, Victoria Buildings, Victoria Street Manchester.
4772	Oct. 1905	*Povey, Stephen Goddard ..	Messrs. Talbot and White, 9, Ham let Court Road, Westcliff-on-Sea Essex.
6350	Oct. 1911	*¶Powell, Harold Osborne ..	Hill Lodge, Lewes, Sussex.
5017	Oct. 1906	*Powell, Wallace Gerald ..	City Engineer's Office, Norwich.
4773	Oct. 1905	*¶Power, Percy Tomes	Egham, Surrey.
4499	Oct. 1904	*Power, Richard Reilly.. ..	Director of Works Department, Admiralty, S.W.
5247	Oct. 1907	*¶Pratt, Jermyn Harold	Ryston Hall, Downham, Norfolk.
5755	Oct. 1909	*¶Preston, Eric Watson	Curlew Hope, Weybridge, Surrey.
4774	Oct. 1905	*Prevatt, Francis Christophe	163, Belmont Circular Road, Port-of Spain, Trinidad, West Indies.
3314	Feb. 1898	*¶Price, Capel Hereward.. ..	89, Parliament Hill Mansions, Lissende Gardens, N.W.
5756	Oct. 1909	*Price, Daniel Henry	Surveyor's Office, Aberbargoed, Mon.
5248	Oct. 1907	*Price, John Rowland	102, Bradwall Road, Sandbach, Cheshire

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49	Oct. 1907	*PRICE, REGINALD HENRY KING	3, Manor Park, Redland, Bristol.
21	Oct. 1908	*¶PRICE, ROBERT HENRY, M.R.A.C.	101, Ritherdon Road, Balham, S.W.
29	Oct. 1910	*PRICE, WILLIAM HARRY LYNE ..	6, Byron Villas, Knighton Park Road, Sydenham, S.E.
85	Oct. 1901	*¶PRIEST, ALBERT EDWARD.. ..	Oaten Fields, Halesowen, Worcestershire.
15	Oct. 1898	*PRIESTMAN, ALFRED TUKE ..	Valuer's Office, Manor Row, Bradford, Yorks.
22	Oct. 1908	*PRIOR, ARTHUR SPARKS	101, Park Road, Norbiton, Surrey.
51	Oct. 1911	*PRIOR, GORDON STEWART.. ..	223, High Street, Lewisham, S.E.
01	Oct. 1904	*¶PRITCHARD, ANDREW BADEN ..	Valuer's Office, 28, High West Street, Dorchester.
89	Feb. 1907	*PROCTER, CLAUDE HORACE ..	Messrs. Giddy and Giddy, Maidenhead, Berks.
52	Oct. 1911	*PROSSER, ROGER, B.SC.	13, St. Andrew's Crescent, Cardiff.
53	Oct. 1911	*PROWSE, ALBERT EDWARD.. ..	14, Tudor Road, Sutton Coldfield, Warwickshire.
80	Dec. 1889	*PUCKRIDGE, PERCIVAL MARTIN..	Milton Pewsey, Wilts.
50	Oct. 1907	*¶PULFORD, LEONARD CYRIL ..	The Cedars, Addiscombe, Surrey.
57	Oct. 1909	*¶PUNCHARD, THOMAS WILLIAM ..	3, Westbourne Terrace, Lancaster.
59	Feb. 1908	*¶PURSEY, CHARLES	High Park, Ryde, Isle of Wight.
30	Oct. 1910	*PUSSER, DANIEL ROBERT	20A, Chalsey Road, Brockley, S.E.
35	Oct. 1895	*PYE, GEORGE HENRY..	Rocklyn, Barkers Lane, Ashton-on-Mersey, Cheshire.
54	Oct. 1911	*PYKE, LEWIS HAROLD..	Great Worsham, Bexhill-on-Sea, Sussex.
02	Oct. 1904	*QUARMBY, CHARLES DAVID ..	64, Crescent Lane, Clapham, S.W.
5	Oct. 1911	*¶RACKHAM, HAROLD WILFRED..	St. James's Lodge, Harrow Weald, Middlesex.
8	Oct. 1909	*RADBURN, SYDNEY CHARLES ..	39, Earlsfield Road, Wandsworth Common, S.W.
6	Oct. 1911	*RAE, THOMAS HERDMAN	10, Belle Vue Road, Sunderland, Co. Durham.
3	Oct. 1904	*¶RAFFETY, PERCY CHARLES ..	30, High Street, High Wycombe, Buckinghamshire.
7	Oct. 1911	*¶RALPHS, WALTER..	880, Coventry Road, Small Heath, Birmingham.

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1289	Dec. 1885	*Rand, John	66, Chancery Lane, W.C.
6031	Oct. 1910	*Randall, Augustine St. George	1, Oliver Street, Nottingham.
5759	Oct. 1909	*¶Randall, Ernest Smith	Elm House, New Road, Chatham, Ken
5523	Oct. 1908	*Rankin, Ernest Alfred	Somerville, Bourton, Dorset.
3581	Oct. 1899	*¶Ransom, Thomas Reginald ..	28, Cadogan Place, Belgrave Square S.W.
4854	Feb. 1906	Ransom, William	81, Bath Road, Worcester, and City Engineer's Office, Guildhall, Worcester.
5019	Oct. 1906	*¶Ratcliff, Sidney Arthur ..	61, Cleveland Square, Lancaster Gate, W.
5020	Oct. 1906	*¶Rawlence, George Norman ..	Newlands, London Road, Salisbury.
3416	Oct. 1898	*Rawstron, Charles Oliver ..	Lichfield Rural District Council, Birmingham Road, Lichfield, Staffordshire.
4241	Oct. 1903	*¶Raymond, James Owen	Western Road, Tring, Herts.
5252	Oct. 1907	*¶Raymond, Walter Leslie ..	The Estate Office, Golder's Green, N.W.
6032	Oct. 1910	*Rayson, William James	
5253	Oct. 1907	*¶Reavell, Charles Asquith ..	54, Grasmere Road, Muswell Hill, N.
6358	Oct. 1911	*Reay, Robert Henry	207, Osborne Road, Jesmond, Newcastle-on-Tyne.
3417	Oct. 1898	*Redfern, Charles Frederick	Whitehall Chambers, 23, Colmore Row, Birmingham.
4243	Oct. 1903	*Reed, Edward B.	Public Works Department, Hong Kong
6359	Oct. 1911	*Rees, Morgan	Penydre House, Neath, Glamorganshire.
3887	Oct. 1901	*Rees, William Harold	154, Croydon Road, Anerley, S.E.
4776	Oct. 1905	*¶Reeve, Garnet Norman	Spring Lodge, Dean Road, Croydon.
6360	Oct. 1911	*¶Reid, Edward Decimus	7, Ashwood Terrace, Thornhill, Sunderland, Co. Durham.
6033	Oct. 1910	*¶Reid, Robert Donald	4 Barfillan Terrace, Paisley Road West, Glasgow.
6361	Oct. 1911	*§Renshaw, Charles Gordon ..	c.o A. Renshaw, The Glen, Broughton Park, Manchester.
5760	Oct. 1909	*¶Renton, Theadore Rolande Victor	2, Queen Parade, Harrogate.
5254	Oct. 1907	*¶Reynolds, Arthur Hugh ..	Holton, Blundellsands, Liverpool.
6034	Oct. 1910	*Rice, Edward	15, Mostyn Road, Brixton, S.W., and 2 Cromwell Place, S.W.
5524	Oct. 1908	*¶Richards, Arthur Walter Trollope	15, Wontner Road, Balham, S.W.
5525	Oct. 1908	*¶Richards, Daniel Herbert ..	1, Mellor Road, Prenton, Birkenhead, Cheshire.
5526	Oct. 1908	*Richards, John Sydenham ..	9, Gore Terrace, Swansea.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
761	Oct. 1909	*¶§Richards, Robert Herbert..	Estate Office, Canwell, Sutton Coldfield, Warwickshire.
583	Oct. 1899	*Richardson, Ernest Edward..	5, John Street, Bedford Row, W.C.
777	Oct. 1905	*Richardson, George	29, Athol Street, Middlesbrough, Yorkshire.
256	Oct. 1907	*¶Richardson, John Stocks ..	East Parade Chambers, Leeds.
922	Oct. 1906	*Richardson, William Edward	9, Goldhurst Terrace, South Hampstead, N.W.
257	Oct. 1907	*¶Rickards, Clement Archbold Ross	Restalrig, Woodlesford, near Leeds.
408	Oct. 1904	*Riddett, Basil Perry	19, Neville Street, Unthank Road, Norwich.
484	Oct. 1899	*¶Riddett, Maurice Charles ..	Town Hall Chambers, Ryde, Isle of Wight.
35	Oct. 1910	*¶Rigby, Reginald	Rose Bank, Prestwich, Manchester.
62	Oct. 1909	*¶Riggall, Jabez Allan	Heck House, Grimsby, Lincolnshire.
63	Oct. 1909	*Righton, Charles Shirt.. ..	18, Market Street, Marple, Cheshire.
211	Feb. 1904	*Ringland, William Ewart ..	8, Wellington Road, St. John's Wood, N.W.
462	Oct. 1911	*Rintoul, Andrew Jeffrey ..	Camserney Cottage, Aberfeldy, Scotland.
409	Oct. 1904	*¶Rippon, Herbert	
764	Oct. 1909	*Risdon, John Peart..	Wiveliscombe, Somerset.
223	Oct. 1896	*Rivers, Charles Edwin	Municipal Offices, Harrogate, Yorkshire.
410	Oct. 1904	*¶Rivers, Frank Wilfred.. ..	33, Colehill Gardens, Fulham Palace Road, S.W.
119	Oct. 1898	*¶Robbins, Walter Francis ..	Crawley, Sussex.
55	Feb. 1912	*Roberts, Arthur Cecil.. ..	66, Rosendale Road, Dulwich, S.E.
665	Oct. 1909	*¶Roberts, Charles Minto ..	17, Bedford Row, W.C.
411	Oct. 1904	*Roberts, Edward Lamplough	Brantwood, Kenwood Bank, Sheffield.
36	Oct. 1910	*Roberts, Frederick Leonard	"Catterall," Chestnut Avenue, Hampton-on-Thames, Middlesex.
888	Oct. 1901	*Roberts, John	Churton Villa, Tarvin Road, Chester.
663	Oct. 1911	*Roberts, William Hughes ..	14, Platts Avenue, Watford, Herts.
779	Oct. 1905	*§Robertson, Charles Boyd ..	Faskally Estate Office, Pitlochry, N.B
220	Oct. 1898	*Robertson, Henry Charles ..	2, The Broadway, Church End, Finchley, N.
37	Oct. 1910	*¶Robertson, William Andrew	Purley, Dagmar Grove, Alexandra Park, Nottingham.
758	Oct. 1907	*¶Robinson, Francis Walter ..	30, Halford Road, Richmond, Surrey.
482	Oct. 1905	*¶Robinson, James Charles Evitt	Marsh Leys, Kempston, Bedford.
928	Oct. 1908	*Robinson, Leslie	1, Station Road, Balham, S.W.
103	Apr. 1882	Robinson, Martin Catlin ..	Wenden, Saffron Walden, Essex.
34	Oct. 1911	*Robson, Walter	13, Framlington Place, Newcastle-on-Tyne.

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4783	Oct. 1905	*¶Rodwell, Lionel Helm	The County Hall, Ipswich.
6038	Oct. 1910	*¶Roff, Henry Griffiths	34, Carew Road, Thornton Heath, Surrey.
5259	Oct. 1907	*Rogers, Edgar Arthur	93, Henniker Gardens, East Ham, E.
5529	Oct. 1908	*Rogers, John	4, Rosehill Road, Swansea.
5260	Oct. 1907	*Rogers, John Russell	6, High Street, Maldon, Essex.
4784	Oct. 1905	*¶Rogers, Leonard Samuel ..	"Aberglaslyn," Birdhurst Rise, Croydon
5530	Oct. 1908	*¶Rolfe, Charles Bertram ..	Messrs. J. R. Eve and Son, 45, Parliament Street, S.W.
5024	Oct. 1906	*¶Ronald, Thomas Rowan.. ..	72, Victoria Street, S.W.
6039	Oct. 1910	*¶Roome, Frank Morris	13, St. Martin's Street, Chichester.
4514	Oct. 1904	*Roper, John William	90, Cannon Street, E.C.
1130	Mar. 1884	Rose, Edward Joseph	58, Corn Market Street, Oxford.
4246	Oct. 1903	*Rosevear, John Ashburnham..	109, New King's Road, Fulham, S.W.
5090	Feb. 1907	*Rowe, Alfred Vernon	Worcester Chambers, Worcester.
4588	Feb. 1905	*Rowe, Gilbert Charles.. ..	8, Philpot Lane, E.C.
6365	Oct. 1911	*Rowett, Frederick Joseph Lancaster	59, Leybourne Road, Leytonstone, N.E.
4785	Oct. 1905	Rowland, Harold Evans ..	2, Station Approach, Purley, Surrey.
5025	Oct. 1906	*¶Rowland, William John W. ..	Lower Farm, Shabbington, Thame, Oxon.
4247	Oct. 1903	*Rowlandson, George Armstrong	5, Lonsdale Street, Carlisle.
1695	Jan. 1890	*Rowley, William Taylor ..	Royston, Hertfordshire.
5360	Feb. 1908	*¶Royds, George Freeman ..	District Valuer's Office, Inland Revenue, Dorchester.
4787	Oct. 1905	*Royds, Henry George Trower	Plas Warren, Ellesmere, Salop.
5361	Feb. 1908	*¶Ruault, Claude Edwyn.. ..	15, Great James Street, Bedford Row, W.C.
5766	Oct. 1909	*¶§Rubinstein, Isaac	120, Highbury New Park, N.
4061	Oct. 1902	*¶Ruddle, George William ..	233, Brockley Road, S.E.
6040	Oct. 1910	*Rudler, Frederick George ..	Piercefield, Ennerdale Road, Richmond, Surrey.
4517	Oct. 1904	*Rule, Thomas	East African Cotton Syndicate, Ltd., Tana Valley, Via Lamu, British East Africa.
5026	Oct. 1906	*Rumsby, Walter Samuel ..	Winchester House, Fir Vale Road, Bournemouth.
4248	Oct. 1903	*¶Rush, Arthur Leslie	65, High Street, Tunbridge Wells.
6366	Oct. 1911	*Rush, Edward Alexander ..	Willowsmere, Vale Avenue, Tunbridge Wells.
4518	Oct. 1904	*¶Russ, Ernest	25, Gloucester Place, Brighton.
4249	Oct. 1903	*¶Russell, Humphrey Gladstone	28, Martin's Lane, Cannon Street, E.C.

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772	Feb. 1901	*¶RUTLEY, ARTHUR DENNETT ..	Norcot, Oxted, Surrey.
587	Oct. 1899	*RUTTER, ARTHUR LIONEL, M.A. (*Cantab.*)	63, Sidney Street, Cambridge.
027	Oct. 1906	*¶RUTTER, VALLANCEY ARTHUR..	32, Palace Road, Streatham Hill, S.W.
456	Feb. 1912	*RYAN, BERNAL JOHN..	18, Ellerdale Road, Hampstead, N.W.
520	Oct. 1904	*RYAN, JOHN A., A.M.I.C.E. (*Ireland*)	Catherine Street, Waterford.
789	Oct. 1905	*¶RYDE, EDWARD HUMPHREY NOEL	49 and 50, Parliament Street, S.W.
790	Oct. 1905	*¶RYDE, JOHN TITCOMB..	49 and 50, Parliament Street, S.W.
262	Oct. 1907	*¶RYLAND, LORENCE	Treherne, Chalk Hill, Bushey, Herts.
767	Oct. 1909	*¶RYLATT, WALTER PUCKERING ..	The Crescent, Hathersage, Derbyshire.
250	Oct. 1903	*SACKETT, SIDNEY RUPERT.. ..	Valuer's Office, Inland Revenue, King's Lynn, Norfolk.
241	Oct. 1910	*SADLEIR, HAROLD FRANC	
062	Oct. 1902	*¶SAINSBURY, WILLIAM CHARLES..	20, Narcissus Road, West Hampstead, N.W.
257	Oct. 1897	*ST. AUBYN, BELVILLE MOLESWORTH, B.A. (*Oxon.*)	Stopham Estate Office, Toat, Pulborough, Sussex.
63	Oct. 1907	*¶ST. QUINTIN, CLIFFORD JACK ..	50, Threadneedle Street, E.C.
67	Oct. 1911	*SAISE, WALTER	Ventnor House, Forest Road, Fishponds, Bristol.
05	Oct. 1893	*SALE, ARTHUR REED	St. Peter's Rectory, Port Elizabeth, Cape Colony.
89	Oct. 1901	*SALT, LEONARD EUSTACE	Havelock Road, Shrewsbury.
28	Oct. 1906	*¶SALTER, WILLIAM	G. E. R. Land Agent's Office, Liverpool Street Station, E.C.
64	Oct. 1907	*SALTER, WILLIAM ERIC	25, Thorpe Road, Norwich.
52	Oct. 1903	*¶SALWEY, ARTHUR	The Cedars, Broxbourne, Herts.
68	Oct. 1909	*¶SANDERS, JOHN ROBERT	63, Normanby Road, Dollis Hill, N.W.
37	Feb. 1902	*¶†SANDS, HUBERT COVELL, LIC.R.I.B.A.	Amhurst, Guibal Road, Lee, S.E.
16	Feb. 1903	*¶SANSOM, WILLIE STANLEY VENN	71, East Hill, Colchester, Essex.
21	Oct. 1904	*¶SARGANT, FRANK ELLISON.. ..	90, North Side, Wandsworth Common, S.W.

† Special Sanitary Science Certificate.

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5531	Oct. 1908	*SARGENT, AUGUSTUS MONTAGUE	Valuer's Office, 28, High West Stree Dorchester.
1728	Feb. 1890	*SATCHELL, HERBERT A., F.R.I.B.A.	3, Staple Inn, W.C.
5832	Feb. 1910	*¶SAUNDERS, CLEMENT	38, Crofton Park, Yeovil, and Inlan Revenue, 6A, Hammet Street, Taunton.
3731	Oct. 1900	*¶SAUNDERS, EDGAR WALTER ..	108, Stapleton Hall Road, Stroud Green N.
5265	Oct. 1907	*SAUNDERS, EDWARD YOUNGS ..	Borough Surveyor's Office, Barnstapl Devon.
6042	Oct. 1910	*SAUNDERS, LESLIE	32, Upper Rock Gardens, Brighton.
4254	Oct. 1903	*SAVAGE, TOM ALBERT..	55, Mills Hill Road, Middleton Junctior Manchester.
6044	Oct. 1910	*¶SAWARD, SIDNEY CARMAN.. ..	c.o G. J. Root, Division Enginee C.N.O. Railway, Missanabie, Ontari
6045	Oct. 1910	*SAYER, HARVEY ROBERT	45, Choumert Road, Peckham, S.E.
5769	Oct. 1909	*¶SCALES, ARTHUR ALFRED	Valuation Department, Inland Revenue Nottingham.
4791	Oct. 1905	*SCAMMELL, THOMAS EDWARD ..	10, John Street, Bristol.
5532	Oct. 1908	*¶SCANTLEBURY, WILLIAM SETH ..	62, Wisteria Road, Lewisham, S.E.
5533	Oct. 1908	*¶SCARLETT, JOHN WALTER, JUN.	Beechcroft, Newington, Ramsgate, Ken
5267	Oct. 1907	*¶SCEATS, DOUGLAS BRIANT.. ..	28, Shalimar Gardens, Acton, W.
6046	Oct. 1910	*SCHILLING, JOHN FRANCIS.. ..	10, Egremont Terrace, Salcombe, Devon.
5268	Oct. 1907	*¶SCHOLES, JOHN GREAVES	Samlesbury Vicarage, Preston, Lancs.
4792	Oct. 1905	*SCHROEDER, EDWARD..	Housing Department, London Count Council, 116, St. Martin's Lane, W.C
3422	Oct. 1898	*SCOBLE, HERBERT THOMAS ..	The Dell, Twyford, Winchester, an 28, Victoria Street, S.W.
2712	Oct. 1894	*SCORER, ALFRED GEORGE	Hillcrest, Chilworth, Guildford.
5770	Oct. 1909	*SCOTLAND, DOUGLAS WILLIAM ..	Woodcote, Dorking, Surrey.
6368	Oct. 1911	*SCOTT, CHARLES WILLIAM MONTAGU DOUGLAS	Boughton House, Kettering, Northants
4523	Oct. 1904	*SCOTT, JAMES COSPATRICK	4, The Square, Kelso, N.B.
5771	Oct. 1909	*SCOTT, LESLIE	47, Carlton Mansions, Stamford Hill, N
5270	Oct. 1907	*SCRIVEN, JOHN PEARCE	City Surveyor's Office, Guildhall, E.C
3023	Jan. 1896	*¶SCRIVENER, JOHN CHARLES.. ..	70, Queen Street, Cheapside, E.C.
4793	Oct. 1905	*SEAGO, RALPH WOLLASTON ..	Custom House Buildings, Lowestoft Suffolk.
4256	Oct. 1903	*SEALE, PERCY JAMES..	Estate Offices, Oxted, Surrey.
5029	Oct. 1906	*SEARING, GEORGE THOMAS	116, New Colney Road, Dartford, Ker
6369	Oct. 1911	*¶SEDGWICK, ERNEST	5, Belvedere Road, Sunderland, Co Durham.
2468	Nov. 1891	*SEDGWICK, RUPERT WILLIAM ..	38, High Street, Watford, Herts.

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729	Feb. 1890	*Selby, Frank	44, Chancery Lane, W.C.
234	Dec. 1884	*§Selby, John Baseley	Atherton Hall, Leigh, near Manchester.
733	Oct. 1900	*Seller, Frank Russell.. ..	Hamilton House, Victoria Embankment, E.C.
370	Oct. 1911	*Selwyn, William Ingram ..	46, Waterloo Street, Swansea.
272	Oct. 1907	*¶Sewell, Frank Hersey	26, Croom's Hill, Greenwich, S.E.
534	Oct. 1904	*Sharma, Lakshmi Chand	Director of Agriculture, Kashmir State, Srinagar, Kashmir.
794	Oct. 1905	*Sharp, Herbert Firth	1, Briggs Villas, Queensbury, Bradford.
535	Oct. 1908	*¶Sharpless, Arthur	Granville, Victor Drive, Leigh-on-Sea, Essex.
425	Dec. 1887	*Shaw, Arthur	Ramsden Estate Offices, Railway Street, Huddersfield, Yorkshire.
273	Oct. 1907	*¶Shaw, Charles William.. ..	Church Street Chambers, Dewsbury, Yorkshire.
536	Oct. 1908	*Shaw, Frederick John	3, Offa Street, Hereford.
537	Oct. 1908	*Shearburn, William Ivery ..	Roseneath, Dorking, Surrey.
262	Oct. 1897	*Shearer, James Hughan, A.R.I.B.A.	Stuckey's Bank Chambers, 253, High Street, Exeter.
371	Oct. 1911	*¶Sheath, Albert George	Kynance, Heron Court Road, Bournemouth, Hants.
047	Oct. 1910	*Shedden, Edward Claude ..	Inland Revenue, County Chambers, Northampton.
424	Oct. 1898	*¶Sheldon, Harold	Kinderton Street, Middlewich, Cheshire.
795	Oct. 1905	*¶Shephard, Joseph Ernest ..	274 and 275, Upper Street, Islington, N.
796	Oct. 1905	*Shepherd, Edmund Thomas ..	Guildford Street, Chertsey, Surrey.
930	Oct. 1906	*Sheppard, John Mortimer ..	39, Bloomsbury Square, W.C.
49	Apr. 1884	Sherry, Nathaniel	45, Fenchurch Street, E.C.
77	Feb. 1909	*¶Sherwin, Cyril Joseph	94, North Side, Wandsworth Common, S.W.
25	Oct. 1904	*¶Sherwin, Henry Edward ..	7, Little College Street, Westminster Abbey, S.W.
34	Oct. 1900	*Shettle, Edward Gurney ..	6, Princes Street, Yeovil, Somerset.
91	Oct. 1901	*¶Shipwright, William George, Lic.R.I.B.A.	3, Warwick House St., Charing Cross, S.W.
48	Oct. 1910	*Shirley, Henry Townsend ..	3, Whittinghame Terrace, Jordanhill, Glasgow.
63	Oct. 1897	*Shorney, Arthur Shepherd..	Haywards Farm, Theale, near Reading.
33	Feb. 1910	*¶Short, John Rodwell	Brunswick House, The Mall, Kensington, W.
57	Oct. 1903	*¶Shotton, John Sidwell	9, South Park Hill, Croydon.
49	Oct. 1910	*§Shrosbree, Albert de Bois ..	Valuer's Office, 16, St. Mark's Hill, Surbiton, Surrey.
81	Oct. 1910	*Shuttleworth-King, Charles John	St. Clement's House, Worcester.
72	Oct. 1909	*¶Sich, Percy Bertram Wardell	Norfolk House, The Mall, Chiswick, W.
73	Oct. 1909	*¶Simmons, Frank Wortley ..	Eastrop Fields, Basingstoke, Hampshire.

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6050	Oct. 1910	*Simpson, Christopher	c.o. B. A. Cunliffe, P.O. Box 1223 Vancouver, British Columbia.
5274	Oct. 1907	*¶Simpson, Francis Alexander..	Valuer's Department, Inland Revenue Shannon Court, Bristol.
3264	Oct. 1897	*Simpson, Leslie Shepherd ..	27 and 28, Market Place, Reading.
6117	Feb. 1911	*Sims, Nugent Woolcott.. ..	25, Greenhill Road, Harlesden, N.W.
5774	Oct. 1909	*¶§Sissons, William Wyrill ..	Waterloo Manor, Garforth, near Leeds
2714	Oct. 1894	*Skeat, Arthur Percival.. ..	Londonderry, Dominica, British West Indies.
5775	Oct. 1909	*Skeen, Ernest Alexander ..	9, Foxbourne Road, Upper Tooting, S.W.
4615	Oct. 1905	Skeffington, Thomas Ashford	Office of Director of Barrack Construction, Abbassia, Cairo, Egypt.
4526	Oct. 1904	*¶Skelt, Frederick Mitchell..	62, Bulwer Road, Leytonstone, E.
3166	Feb. 1897	*¶Skingle, Alfred Charles ..	Valuer's Office, 5, Lyndhurst Road, Peckham, S.E.
5538	Oct. 1908	*Skitt, Arthur Howard Wakem	28, London Street, Greenwich, S.E.
4527	Oct. 1904	*Sladdin, Arnold Gladstone..	38, Lightcliffe Road, Brighouse, Yorkshire
1050	Jan. 1884	Slade, Isaac	3, Claremont Road, West Kirby, Cheshire
4066	Oct. 1902	*Slater, Arthur James	P.W.D., Ipoh, Perak, F.M.S.
4528	Oct. 1904	*Slatter, Arthur Whittard ..	Nigeria Bitumen Co., Epe, Lagos.
4529	Oct. 1904	*¶Small, Leonard John	Woodford Urban District Council, Woodford Green, Essex.
4797	Oct. 1905	*Smallbone, Henry James ..	Streatley-on-Thames, Berkshire.
4067	Oct. 1902	*¶Smalley, William	Falcon Court, 32, Fleet Street, E.C.
4068	Oct. 1902	*¶Smith, Arthur Kitson	Messrs. Robins and Hine, 5, Waterloo Place, Pall Mall, S.W.
4070	Oct. 1902	*¶Smith, Charles Philip	Town Hall, Greenwich, S.E.
4260	Oct. 1903	*Smith, Cuthbert	The Crossways, Totteridge, Herts.
6372	Oct. 1911	*Smith, David Ivor	15, Charlton Road, Weston-super-Mare Somersetshire.
3591	Oct. 1899	*Smith, Douglas..	Orford Estate Office, Thwaite, Erpingham, Norfolk.
4798	Oct. 1905	*Smith, Edmund George	Valuer's Office, 57, Albion Place, Reading.
6373	Oct. 1911	*Smith, Ernest Disraeli	9, Spring Gardens, S.W.
4530	Oct. 1904	*¶Smith, Ernest Edward	37, Shepherd's Lane, Dartford, Kent.
6374	Oct. 1911	*Smith, Ernest Leonard.. ..	Edburton, Beaconsfield Road, New Malden, Surrey.
6375	Oct. 1911	*Smith, Ewart Wallace	48, Holland Road, Maidstone.
4262	Oct. 1903	*Smith, Frank Hall	Surveyor's Office, Sheringham, Norfolk.
5776	Oct. 1909	*Smith, Franklin	16, Upper Gloucester Place, Dorset Square, N.W.
5777	Oct. 1909	*Smith, George	Town Hall, Luton, Beds.
3428	Oct. 1898	*¶Smith, George Henry	1, Worcester Road, Wimbledon, S.W.
5275	Oct. 1907	*Smith, George Stuart St. John	Ivy House, High Street, Uckfield, Sussex.
6051	Oct. 1910	*Smith, Harold Ezra	13, Dunstable Road, Luton, Beds.

ip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
531	Oct. 1904	*¶§Smith, Harold Robert.. ..	The Cottage, Woodbridge, Suffolk.
276	Oct. 1907	*Smith, Harold Sankey	"Lyewood," Boughton Monchelsea, Maidstone.
263	Oct. 1903	*Smith, Harry Vincent	75, Vernham Road, Plumstead, S.E.
799	Oct. 1905	*Smith, Herbert Frederick George	Estate Office, Waldershare Park, Dover.
892	Oct. 1901	*¶Smith, Hubert George	Boughton-Monchelsea, Maidstone.
033	Oct. 1906	*Smith, John Edward	Shipley Fields, Frizinghall, Bradford.
277	Oct. 1907	*Smith, John Harold..	44, St. Andrews, Uxbridge, W.
300	Oct. 1905	*Smith, Percival..	Temperance Hotel, Needham Market, Suffolk.
778	Oct. 1909	*¶Smith, Sidney	54, Amwell Street, Rosebery Avenue, E.C., and 78, Great Queen Street, W.C.
302	Oct. 1905	*¶Smith, William Boulton.. ..	Council Offices, Surbiton, Surrey.
990	Oct. 1895	*Smithells, Edwin	Merlewood, Newport Road, Stafford.
376	Oct. 1911	*¶Smyth-Richards, Frederick George	Filleigh Lodge, near South Molton, N. Devon.
905	Nov. 1890	*Snailum, Walter Wadman ..	Church Street and Wingfield Road, Trowbridge, Wilts.
532	Oct. 1904	*¶Sneath, Frank Edgar	Dacre House, 5, Arundel Street, Strand, W.C.
303	Oct. 1905	*Snodgrass, Reginald, A.M.I.C.E.	206, Fifth Street, North Vancouver, B.C.
779	Oct. 1909	*Snook, Howard Virtue	72, Station Road, Petersfield, Hampshire.
266	Oct. 1897	*Snow, Henry Cyprian	8, Pocklington's Walk, Leicester.
034	Oct. 1906	*Sorrell, Harold Valentine..	Clarence Chambers, Clarence Street, Southend-on-Sea.
377	Oct. 1911	*Souray, Edwin Guy..	176, West End Lane, W. Hampstead, N.W.
267	Oct. 1897	*Southcombe, John Charles ..	Bridge Buildings, Barnstaple, Devon.
378	Oct. 1911	*Southgate, Frederick John..	183, Byron Avenue, Manor Park, Essex.
495	Feb. 1899	*Speakman, John McClure ..	Quarantine Service, Tor, via Suez, Egypt.
906	Nov. 1890	*Spelman, William Wilton Rix	Bank Plain, Norwich.
578	Feb. 1909	*Spencer, Aubrey Vere	Cuddington, Aylesbury, Bucks.
267	Oct. 1903	*Spencer, Francis Augustus	Architect's Department, London County Council, S.W.
379	Oct. 1911	*Spink, James	43, Paddenswick Road, Ravenscourt Park, W.

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5539	Oct. 1908	*¶Spooner, Herbert John	66, Gore Road, Victoria Park, N.E.
6380	Oct. 1911	*Spry, William Murray Straddar	c.o. Resident Engineer, Forest Hill, Queensland.
4268	Oct. 1903	*¶Spyer, George	Finchley Road Station, L.and N.W.Rly., Hampstead, N.W.
4805	Oct. 1905	*¶Stacey, Michael Bede	Old Bank, Reigate, Surrey.
6053	Oct. 1910	*¶Stafford, James Neilson Greenlees	206, Bristol Road, Edgbaston, Birmingham.
3430	Oct. 1898	*Stallard, Harold Orlando ..	Estate Office, Audley End, Saffron Walden, Essex.
5036	Oct. 1906	*Stamford, Alfred Arthur ..	32, Alric Avenue, North Malden, Surrey.
5037	Oct. 1906	*¶Stamper, Thomas Henry Gilborn	1, Alexandra Villas, Finsbury Park, N.
5540	Oct. 1908	*Stanier, Thomas Macpherson	Duchy of Cornwall Office, Liskeard, Cornwall.
6381	Oct. 1911	*Stanley, George	33, St. Philip's Road, Gorton, near Manchester.
6054	Oct. 1910	*Stanley, Gerald	Sunny Croft, Trowbridge, Wilts.
6055	Oct. 1910	*Stanley, Owen Geoffrey ..	Council Offices, Bagshot, Surrey.
5542	Oct. 1908	*Stapleton, George Aubrey ..	33, St. Julian's Farm Road, West Norwood, S.E.
3735	Oct. 1900	*¶Stead, Edward John, a.m.i.c.e.	County Surveyor's Office, Wells, Somerset.
6056	Oct. 1910	*Stedeford, John Britton ..	7, Exbury Road, Catford, S.E.
6057	Oct. 1910	*§Stedham, Percy Norman ..	91, West Street, Fareham, Hants.
3897	Oct. 1901	*Stedman, Charles Frederick..	Richmond House, Cranleigh, Surrey.
4535	Oct. 1904	*Steeds, Herbert Eustace ..	c/o R. E. Couchman, 75, New Street, Birmingham.
6058	Oct. 1910	*Steel, Alexander McKeand	8 and 9, Newmarket Street, Hereford.
6059	Oct. 1910	*Steel, Charles Ernest	Pinecote, Gerrard's Cross, Bucks.
5780	Oct. 1909	*Stephenson, Chambre Corcor Stillington	Government Survey Department, Colombo, Ceylon.
4536	Oct. 1904	*Stephenson, Robert Barnard	Victoria Buildings, Grainger St. West, Newcastle-upon-Tyne.
5781	Oct. 1909	*¶Stevens, Benjamin	Heathcote, Little Common Road, Bexhill-on-Sea, Sussex.
6060	Oct. 1910	*Stevens, Lewis John	21, Campbell Road, Hanwell, W.
4806	Oct. 1905	*¶Stevens, Nicholas Richard ..	1, Alexandra Villas, Finsbury Park, N.
5280	Oct. 1907	*¶Stevens, William Frederick Hood	7, John Street, Adelphi, W.C.
6061	Oct. 1910	*¶Stevenson, Alexander Ewing	Blawarthill, Yoker, by Glasgow.
710	Jan. 1882	Stevenson, Frederick J. ..	Portland Office, Queen Anne Street, W.
6062	Oct. 1910	*Steward, Ernest Alexander	
4271	Oct. 1903	*¶Stewart, Harry S...	Clarewood, Limpsfield, Surrey.
5281	Oct. 1907	*¶Stiles, Herbert	20, Temple Sheen Road, East Sheen, S.W.

	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
7	Oct. 1905	*¶Stimson, Douglas Cecil	52, Brixton Hill, S.W.
0	Feb. 1900	*¶Stimson, Edward Frederick	88, Strathbourne Road, Balham, S.W.
0	Oct. 1897	*¶Stimson, Herbert Percy ..	12, New Kent Road, S.E.
7	Oct. 1900	*Stockings, Arthur Perry ..	Incahuara Dredging Company Ltd., Casella 112, La Paz, Bolivia.
2	Oct. 1911	*Stokes, Edgar Edward	Midland Agricultural College, Kingston, Derby.
1	Oct. 1897	*¶Stokes, Hugh Charles	25, Avenue House, Henry Street, St. John's Wood, N.W.
8	Oct. 1900	*¶Stone, Cyril Frank	Stenfur, Furzefield Crescent, Reigate, Surrey.
2	Oct. 1909	*Stone, Henry Walcott	Lloyd Bank Chambers, North Street, Taunton, Somersetshire.
2	Oct. 1907	*Stoneham, Frederic Martyn	32, Nicholas Lane, Lombard St., E.C., and 48, St. Thomas' Rd., Brentwood, Essex.
3	Oct. 1909	*Stopher, George	117 York Rd., King's Heath, Birmingham.
3	Oct. 1907	*¶Stops, Herbert Jackson	Towcester, Northamptonshire.
8	Oct. 1910	*¶Stott, Herbert Wharton ..	Bay Hall, Huddersfield, Yorkshire.
5	Dec. 1882	Stower, Joseph	43, Chancery Lane, W.C.
1	Oct. 1910	*¶Strachan, Robert Gordon ..	5, Great College Street, Westminster, S.W.
4	Oct. 1909	*¶Strathern, Tom Dalrymple ..	Grimes Hill Estate Office, Middleton, Kirkby Lonsdale, Westmorland.
5	Oct. 1910	*Stratton, Philip	Fernleigh, Merridale, Wolverhampton, Staffs.
3	Oct. 1911	*Streeter, Edwin Frederick William	22, Church Lane, Old Charlton, Kent.
4	Oct. 1907	*Stride, Walter Osborn	Messrs. Stride and Son, 63, East Street, Chichester.
5	Oct. 1910	*¶Stroud, Albert William.. ..	51, Graemesdyke Avenue, East Sheen, S.W.
0	Oct. 1900	*¶Strudwick, Frank Edward ..	32, Park Road, Bromley, Kent.
3	Oct. 1903	*¶Strudwick, Philip	32, Park Road, Bromley, Kent.
3	Oct. 1903	*¶Strutt, John James	Whitelands, Witham, Essex.
3	Oct. 1896	*Stubbing, Richard Webb ..	37, Queen Victoria Street, E.C.
	Oct. 1910	*Stubington, Robert Alan ..	Slades, Bramley, Surrey.
	Oct. 1911	*Stubington, William Henry..	Slades, Bramley, Surrey.
	Feb. 1889	*Stucke, William Henry, A.R.I.B.A.	P.O. Box 2271, Johannesburg, and P.O. Box 91, Bloemfontein, B.S.A.
	Jan. 1886	*Sturgess, John Moore	Penshurst Park, near Tonbridge, Kent, and 30, Craven Street, Strand, W.C.
	Oct. 1905	*Sturt, Leslie	Highgate Station (G.N.R.), N.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5785	Oct. 1909	*Sugden, Albert Jowett	Architect's Department, County Hall, Wakefield.
5285	Oct. 1907	*¶Summerfield, Horace	1, Bury Street, Guildford.
1978	Jan. 1891	*Summerfield, Joseph Charles	43, Chancery Lane, W.C.
5039	Oct. 1906	*Sunderland, Amos	36, Edith Road, South Norwood, S.E.
3900	Oct. 1901	*Surrey, Christopher William	134, Fleet Street, E.C.
5786	Oct. 1909	*¶Sutcliffe, Albert James ..	10, Victoria Street, Liverpool.
4872	Feb. 1906	*Sutton, Cecil N. Stafford ..	Estate Office, Brockenhurst, Hampshire
5787	Oct. 1909	*Swain, George Henry	32, Priory Road, Wandsworth Road S.W.
3433	Oct. 1898	*Swan, Harrold	18, Wandle Rd., Upper Tooting, S.W.
3273	Oct. 1897	*¶Swanwick, Bruce, M.A. (*Oxon.*)	The Thatched House, Coates, Cirencester, Gloucester.
6068	Oct. 1910	*¶Sworder, John Perkins	11, Benet Street, Cambridge.
6385	Oct. 1911	*Sykes, Cyril	"Belle Vue," Shoot-up-Hill, N.W.
6386	Oct. 1911	*¶Sykes, Wilfred Elsworth ..	Montague House, South Street, Cottingham, E. Yorks.
5544	Oct. 1908	*Symes, Edward Douglas ..	9, Calverley Park Gardens, Tunbridge Wells, Kent.
4809	Oct. 1905	*¶Symes, James Gordon	Surveyor's Department, South Eastern Railway, 84, Tooley Street, London Bridge, E.C.
4076	Oct. 1902	*Symes, William Charles	44, Rosebery Road, Muswell Hill, N.
6387	Oct. 1911	*Symons, Cecil Frederick ..	Snapper, Barnstaple, N. Devon.
5040	Oct. 1906	*¶§Symons, Gilbert George ..	Messrs. Barker, Coppack and Wickham, St. Werburgh's Chambers, Chester.
6069	Oct. 1910	*¶Syms, Reginald Hardy	Rosmore, The Grove, Isleworth, Middlesex.
3595	Oct. 1899	*Tait, Frank Vincent	Moor Park Estate Office, Rickmansworth, Herts.
5817	Nov. 1909	*Tait, John Wilson	Gresham Buildings, 71, George Street, Edinburgh.
4275	Oct. 1903	*¶Tait, William Ironside	The Town Hall, Sudbury, Suffolk.
5286	Oct. 1907	*Talbot-Ponsonby, Arthur Hugh Brabazon	Langrish House, Petersfield, Hampshire.
5041	Oct. 1906	*¶Tallon, Joseph Francis.. ..	1, Bold Square, Chester.
3902	Oct. 1901	*¶Tanner, Rudolph	7, Southampton Street, Bloomsbury Square, W.C.

No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
10	Oct. 1904	*TATE, HENRY TINDALL	6, Arlington Avenue, Cottingham, Yorkshire.
8	Oct. 1902	*TAYLER, VIVIAN ALFRED	New Labu Estate, Labu, Negri Sembilan, Federated Malay States.
7	Oct. 1907	*¶TAYLOR, ALFRED CECIL	Ryecroft, Chinbrook Road, Grove Park, S.E.
8	Oct. 1907	*TAYLOR, ALFRED MOULTON ..	St. John's View, Warwick Road, Kenilworth, Warwickshire.
0	Oct. 1910	*TAYLOR, ARTHUR BRASSEY ..	161A, Strand, W.C.
1	Oct. 1910	*TAYLOR, DAVID HENRY	56, Ramsden Road, Balham, S.W.
5	Oct. 1908	*TAYLOR, ERNEST..	Grand Hotel, Ipoh, Perak, F.M.S.
2	Oct. 1910	*¶TAYLOR, FRANK GEOFFREY ..	399, Hagley Road, Edgbaston, Birmingham.
8	Oct. 1909	*TAYLOR, FREDERICK HALE ..	c.o. D. Roberts, 19, Heathfield Street, Swansea.
6	Oct. 1908	*TAYLOR, GEORGE ARTHUR.. ..	Public Offices, Frome, Somerset.
9	Oct. 1909	*¶TAYLOR, GEORGE D.	50, Upper English Street, Armagh.
0	Oct. 1909	*¶TAYLOR, HAROLD TOM	4, Sheffield Place, Mumbles, Swansea.
1	Oct. 1904	*TAYLOR, HERBERT WILLIAM ..	Surveyor's and Estate Office, Great Western Railway, Paddington Station, W.
8	Oct. 1911	*TAYLOR, JOHN	c.o. D. M. Craik, 67, The Arcade, Singapore.
4	Oct. 1897	*TAYLOR, JOHN FRANCIS WHITE..	3, Lincoln's Inn Fields, W.C.
9	Oct. 1907	*¶§TAYLOR, JOHN HENLEY	"Ingleside," Golden Manor, Hanwell, W.
4	Oct. 1901	*TAYLOR, RUSSELL LEIGH	Newcastle Estate Office, Worksop, Nottinghamshire.
3	Feb. 1906	*¶TAYLOR, THOMAS OSBORNE ..	L.C.C., Spring Gardens, S.W.
3	Oct. 1910	*¶TAYLOR, WALTER FLOYD	19, Church Road, Upper Norwood, S.E.
1	Oct. 1905	*¶TAYLOR, WILLIAM GRAHAM ..	Ingleside, Hanwell, W.
9	Oct. 1911	*¶TAYLOR, WILLIAM LING	Glemsford, Southview Drive, Westcliff-on-Sea, Essex.
0	Oct. 1911	*TEARE, FRANK	238, Jarvis Street, Toronto, Canada.
2	Oct. 1905	*¶TEARE, JOSEPH ERNEST	17, Farrant Street, Douglas, Isle of Man.
3	Oct. 1905	*TEASDALE, GEORGE WILLIAM ..	9, Persehouse Street, Walsall, Staffs.
2	Oct. 1904	*TEMPLE, ALFRED	The Clarence Street Estate Office, Southend-on-Sea, Essex.
1	Oct. 1911	*TEMPLE, RICHARD, JUN.	Estate Offices, Westgate-on-Sea, Kent.
2	Oct. 1911	*TEMPLETON, STANLEY JAMES ..	22, John Street, Bedford Row, W.C.
6	Oct. 1899	*¶TERRY, FRANCIS WILLIAM.. ..	40, Grosvenor Terrace, Bootham, York.
4	Oct. 1910	*THAKE, ROBERT FREDERICK WILLIAM	9 Quarry Road, Swindon, Wilts.
3	Oct. 1911	*THICKPENNY, CHARLES REGINALD, A.R.I.B.A.	Breydon, Charminster Road, Bournemouth.
8	Feb. 1911	*¶THOBURN, HUGH FORSYTH ..	30, Station Road, Anerley, S.E.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4855	Feb. 1906	THOMAS, ALFRED WILLIAM ..	Director of Works Department, Admiralty, S.W.
4814	Oct. 1905	*THOMAS, ARTHUR JOHN	Eastfield, St. Thomas, Swansea.
4277	Oct. 1903	*THOMAS, ERNEST JAMES	120, High Street, Gosport, Hampshire.
6075	Oct. 1910	*THOMAS, FREDERICK CHARLES ..	"Tanita," Vale Road, Claygate, Surrey
4815	Oct. 1905	*¶THOMAS, FREDERICK JAMES ..	35, Somerset Road, Newport, Mon.
5791	Oct. 1909	*¶THOMAS, JAMES HUGH TREMAYNE	Tregays, Lower Port View, Saltash, Cornwall.
6076	Oct. 1910	*THOMAS, JOHN HUMPHREY ENGLAND	Ystradgynlais, Breconshire.
4081	Oct. 1902	*THOMAS, PERCIVAL HARTLAND..	33, Corn Street, Bristol.
6077	Oct. 1910	*¶THOMAS, ROBERT ROGERS.. ..	36, Bryn Road, Swansea.
5043	Oct. 1906	*THOMERSON, ALBERT..	87, Finsbury Pavement, E.C.
5291	Oct. 1907	*THOMPSON, ALFRED ALEXANDER	Trym, Putney Heath Lane, Putney, S.W.
6078	Oct. 1910	*THOMPSON, ARNOLD JOHN.. ..	15, Earlsfield Road, Wandsworth, S.W
2720	Oct. 1894	*THOMPSON, CLAUDE WILLIAM GEORGE HUGH	Estate Office, Escrick, York.
2611	Oct. 1893	*THOMPSON, FREDERICK HUBERT	20, Kedleston Road, Derby.
5292	Oct. 1907	*THOMPSON, FREDERICK WILLIAM	Birkrigg, Ashford, Middlesex.
4278	Oct. 1903	*‡THOMPSON, JOHN CLULOW.. ..	Knighton House, Leicester.
2721	Oct. 1894	*THOMPSON, JOSEPH ATHERDEN..	4, Lancaster Place, Strand, W.C.
5547	Oct. 1908	*THOMPSON, NEWTON DUKINFIELD	Caterham Valley, Surrey.
2735	Mar. 1895	*¶THOMPSON, ROLAND O'BRIEN ..	Messrs. J. Rider, Hunt and Co., Bridge House, 181, Queen Victoria Street, E.C.
5044	Oct. 1906	*THOMPSON, THOMAS ERRINGTON	Estate Office, Swarcliffe, Birstwith, via Leeds.
6394	Oct. 1911	*THOMSON, CHARLTON..	5, Cook Street, Liverpool.
4543	Oct. 1904	*THOMSON, HERBERT DAVID ..	5, Great James Street, Bedford Row, W.C.
5792	Oct. 1909	*THORNE, HARMAN	The Square, Barnstaple, Devon.
6079	Oct. 1910	*THORNLEY, HAROLD VICTOR ..	72, Streathbourne Road, Balham, S.W.
6395	Oct. 1911	*THORPE, ARTHUR RALPH	5, Lyndhurst Road, Peckham, S.E.
3599	Oct. 1899	*THURGOOD, LEONARD FIELDER..	8, Adelphi Terrace, Strand, W.C.
4545	Oct. 1904	*¶THWAITES, ARTHUR MILBANK ..	Messrs. Cunningham and Gibaud, Lloyd's Bank Chambers, Bedford Street, Plymouth.
4816	Oct. 1905	*¶THYNNE, REGINALD LAMBERT..	9, Victoria Street, S.W.
6080	Oct. 1910	*¶TICKLE, ARTHUR GEORGE WARNHAM	1, Fenchurch Street, E.C.
4083	Oct. 1902	*TIDEY, HERBERT GORDON.. ..	3, Pentonville Road, Islington, N.
5045	Oct. 1906	*¶TIDMARSH, CHARLES BAILLIE ..	3, Woodland Gardens, Muswell Hill, N.
6396	Oct. 1911	*TIFFEN, JOHN HALL	142, Warwick Road, Carlisle.
3600	Oct. 1899	*¶TIGHE, ARTHUR	White Wick, Clacton-on-Sea, Essex.

‡ Special Forestry Certificate.

p.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
8	Oct. 1901	*Titterton, Sydney George Penn	Tram Terminus, Southchurch, South-end-on-Sea, Essex, and 40, Old Broad Street, E.C.
7	Oct. 1905	*Tivendale, Thomas	Highgate Station, G.N.R., N.
8	Oct. 1904	*¶Tobias, Maurice	Architect's Department, London County Council, 13, Charing Cross, S.W.
9	Oct. 1904	*¶Todd, Leslie Edward	Warwick House, Theale, Reading.
0	Oct. 1904	*¶Toley, Ernest Albert	61, Drayton Bridge Road, Hanwell, W.
7	Oct. 1911	*Toley, Frank	The Grove, Hanwell, W.
6	Oct. 1906	*Tomkins, Samuel Edward ..	51, Lynton Avenue, West Ealing, W.
0	Oct. 1903	*¶Tomlin, William, Jun.	Hollydene, Birchington, Kent.
8	Oct. 1911	*¶Tong, Frederick Norman ..	Rathgar, Morris Green, Bolton, Lancs.
6	Oct. 1896	*Town, Henry Annandale ..	Killingwork House, Forest Hall, Northumberland, and Station Chambers, 10, Neville Street, Newcastle-on-Tyne.
3	Oct. 1909	*Townley, Herbert Lionel ..	Lyndhurst, Empress Road, Derby.
5	Oct. 1900	*Townly, Ronald Starkey ..	Maplethorpe, Canewdon Road, Westcliff-on-Sea, Essex.
3	Oct. 1907	*Townsend, Edward Aldridge	10, Sylvan Avenue, Bowes Park, N.
9	Jan. 1891	*Townsend, George James ..	Architect's Department, London County Council, Spring Gardens, S.W.
9	Oct. 1911	*¶Tracy, Bernard David	Caledonia, Rickmansworth, Herts.
0	Oct. 1911	*Tracy, Charles Frederick ..	14, Bedford Row, W.C.
4	Oct. 1907	*Trafford, Francis Noel	Birkenlerae, Upper Tooting Park, S.W.
4	Oct. 1909	*Travers, Charles Arthur ..	53, Orient Way, Rutherford, New Jersey, U.S.A.
7	Oct. 1906	*¶Tresidder, Henry Edmund ..	7, Marlborough Road, Falmouth, Cornwall.
5	Oct. 1909	*Trollope, Francis Henry Moore	13, Hobart Place, S.W.
1	Oct. 1910	*¶Trollope, Robert John	14, Mount Street, W.
5	Oct. 1907	*¶Trowbridge, Frank William	8, Beaufort Gardens, St. John's, S.E.
8	Oct. 1906	*Tucker, Arthur Haines	Capital and Counties Bank, Steyning, and 26, Chapel Road, Worthing, Sussex
1	Oct. 1904	*Turnbull, Robert Ernest ..	Estate Office, Gallowhill, Morpeth, Northumberland.
6	Oct. 1907	*Turner, Albury Charles ..	15, Starley Road, Coventry, Warwickshire.
1	Oct. 1911	*Turner, Alexander Wakefield	Highfield House, Guildford, Surrey
2	Oct. 1910	*Turner, Arthur	"Derncleugh," Grove Park, Wanstead, N.E.
3	Oct. 1910	*¶Turner, Augustus Gardner ..	Westbourne House, Richmond Road, Twickenham, Middlesex.
8	Oct. 1897	*Turner, Drysdale	Royal Agricultural College, Cirencester, Gloucestershire.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
4874	Feb. 1906	*¶TURNER, EDGAR PASSAND	15, Canning Road, Croydon.
3601	Oct. 1899	*¶TURNER, HENRY	17, Lark Avenue, Penwortham, nea Preston, Lancashire.
4819	Oct. 1905	*TURNER, HENRY CHARLES PETTIT	12, Landgrove Road, Wimbledon Park S.W.
5297	Oct. 1907	*¶TURNER, HAROLD ERNEST	Union Chambers, Stamford Street Ashton-under-Lyne, Lancs.
3279	Oct. 1897	*TURNER, HERBERT	49, Deansgate, Manchester.
3909	Oct. 1901	*TURNER, JABEZ TENNYSON ..	10, Struan Place, Inverkeithing, Fife Scotland.
5796	Oct. 1909	*TURNER, JOSCELIN MAITLAND	c.o. H. Hasluck, Öfverum, Sweden.
1394	May 1887	*TURNER, PERCY	Dale Hall, Henley Road, Ipswich.
3746	Oct. 1900	*TURNER, VINCENT	Surveyor and Waterworks Engineer Town Hall, Bilston, Staffs.
6402	Oct. 1911	*TURNER, WILFRID ARCHER ..	The Gables, Ashton-under Lyne, Lancs
6403	Oct. 1911	*TWEEDIE, FREDERICK CHARLES..	29, Colinton Road, Edinburgh.
2612	Oct. 1893	*¶TYLER, WILLIAM BOTT	Estate Department, L. and. N. W. Ry., Euston Station, N.W.
6401	Oct. 1911	*TYMMS, DOUGLAS JAMES	45, Broadhurst Gardens, Hampstead N.W.
4875	Feb. 1906	*¶TYSER, GRAFTON LESLIE	71, Finchley Road, N.W.
6084	Oct. 1910	*¶TYSON, GEORGE ALFRED	20 Crossley Street, Liverpool Road, N.
1168	May 1884	UDNY, AUGUSTUS CHARLES.. ..	142, Springfield Road, Brighton.
5298	Oct. 1907	*ULLYETT, LESLIE GEORGE STANTON	36, Poppleton Road, Leytonstone, N.E.
4820	Oct. 1905	*¶UPTON, THOMAS HERBERT	Grays, Petworth, Sussex.
6085	Oct. 1910	*VANSTONE, FREDERICK WILLIAM ELLIOTT	Totnes R.D.C., South Brent, Devon.
4552	Oct. 1904	*VARDY, CHARLES ALFRED SILVER	Cliveden Chambers, Maidenhead, Berkshire.
3280	Oct. 1897	*¶VEIT, LEONARD JAMES	7, Commercial Road, S.W.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1906	*¶§Venning Harry John, A.R.I.B.A.	5, Bedford Row, W.C.
Nov. 1890	*Verity, Ernest George	7, Great Marlborough Street, W.
Oct. 1904	*Vickerman, Montague Harold	Ossulston, Copland Avenue, Wembley, Middlesex.
Oct. 1908	*Vigars, John William	c/o F. E. Vigars, Macquarrie Chambers, 12-14, Loftus Street, Sydney, N.S.W.
Oct. 1909	*¶Vigers, Geoffrey Leslie ..	4, Frederick's Place, Old Jewry, E.C.
Oct. 1911	*Villar, Philip Lovibond	8, Kingsbury Street, Marlborough, Wilts.
Oct. 1901	*Vince, Clement Harwood ..	Survey Department, Colombo, Ceylon.
Oct. 1909	*Vince, Frederic Harold	54, Cassio Road, Watford, Herts.
Oct. 1910	*¶Vine, Wilfrid Gordon	6, George Street, Euston Road, N.W.
Oct. 1905	*¶†Vining, Eric Leslie Randall	7, Laurence Pountney Hill, E.C.
Oct. 1911	*Vint, James Henry White ..	9, Theobald Road, Lea Bridge Road, Leyton, E.
Oct. 1904	*Voisey, Percy Deering	4, Princes Street South, St. Thomas, Exeter.
Oct. 1904	*¶Voyce, John	3, Raymond Street, Chester.
Oct. 1911	*Waddington, William	13, Horton Bank, Bradford, Yorks.
Feb. 1888	*Wade, Henry	10, Pitt Street, Barnsley, Yorkshire.
Oct. 1910	*¶Wade, Reginald Sidney	Red House, Overhill Road, Lordship Lane, S.E.
Oct. 1907	*Wadman, Albert John	Dakahla Estate, Ras-el-Khalig, Egypt.
Oct. 1909	*¶Wadsley, Michael James ..	88, Prospect Street, Hull.
Oct. 1907	*Wadsworth, James Moffatt ..	7, Crabtree Lane, Harpenden, Herts.
Oct. 1908	*¶Wagstaff, Frederick Howard	Carrickbawn, London Road, Thornton Heath, Surrey.
Oct. 1906	*¶Walford, Edward	Colenso Villa, Portland Road, East Grinstead, Sussex.
Oct. 1906	*Walkden, William	Chief Engineer's Office, Canadian Northern Railway, Winnipeg, Manitoba, Canada.
Oct. 1910	*Walker, Cecil Edward	c.o. Hall & Steavenson, College Hill, Shrewsbury.
Oct. 1910	*¶Walker, Cyril Herbert	Surveyor's Dept., Great Northern Railway, King's Cross, N.
Oct. 1907	*Walker, Henry Havelock ..	Richmond Chambers, Railway Road, Sheringham, Norfolk.
Oct. 1909	*Walker, John Willis	Graig House, Creigiau, near Cardiff.
Oct. 1911	*Walker, Vincent Stanley ..	26, East Parade, Leeds.
Jan. 1896	*¶§Walker, William Selves ..	22, Moorgate Street, E.C.

† Special Sanitary Science Certificate.

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4287	Oct. 1903	*¶WALL, IRVING	Thornroyd, Wakefield Road, Dalto Huddersfield, Yorkshire.
6090	Oct. 1910	*¶WALL, JOHN ERNEST	Rosehurst, Bath Road, Worcester.
5550	Oct. 1908	*¶WALLACE, CHARLES ADAM	42, Empress Avenue, Ilford, Essex.
4288	Oct. 1903	*WALLACE, HERBERT ALEXANDER CRAIG	City Engineer's Department, Town Ha Bloemfontein, Orange River Colon
4556	Oct. 1904	*WALLER, BERTRAM HANNEN	17, Above Bar, Southampton.
4823	Oct. 1905	*¶WALLER, HORACE	Valuation Offices, Inland Revenu Midland Bank Buildings, Middle brough, Yorks.
5802	Oct. 1909	*§WALLER, WATHEN ARTHUR ..	Woodcote, Warwick.
5803	Oct. 1909	*WALMESLEY-COTHAM, IVAN ..	17, Aughton Road, Birkdale, Southport, Lancs.
4557	Oct. 1904	*¶WALSH, FREDERICK WILLIAM ..	Ardenconnel, Fallow Court Avenu North Finchley, N.
4289	Oct. 1903	*¶WALTER, SYDNEY JAMES	Ecclesbourne, New Wanstead, Essex.
5052	Oct. 1906	*¶WALTERS, WILLIAM DAVID ..	22, Berw Rd., Llwynypia, Glamorganshi
6409	Oct. 1911	*¶WALTHEW, REGINALD BATTERSBY	31, Marmion Road, Liverpool.
3281	Oct. 1897	*WALTON, EDGAR THOMAS	Tronoh, Perak, Federated Malay State
6091	Oct. 1910	*¶WAPSHOTT, FRANCIS ELLISS ..	Queen Street Chambers, Maidenhead, Berks.
6410	Oct. 1911	*WARBRICK, GEORGE NEWTON ..	32, Full Street, Derby.
4085	Oct. 1902	*WARD, EDWARD JOHN	St. Aubyn Street, Devonport.
5303	Oct. 1907	*¶WARD, JOHN ELDON	10, Wyresdale Road, Bolton, Lancs.
5053	Oct. 1906	*¶WARD, REGINALD CHARLES ..	23, Princes Street, Ipswich.
3439	Oct. 1898	*WARING, HOLT	Waringstown, Co. Down, Ireland.
6092	Oct. 1910	*WARNER, BLAIR MARTIN	Badgworthy, Southwood Avenue, Stou wood, Bournemouth, Hants.
5804	Oct. 1909	*¶WARTNABY, CHARLES RICHARD ARNOLD	Clipston, Market Harborough, Leicestershire.
6411	Oct. 1911	*WATERS, ALBERT EDWARD	162, Ferndale Road, Clapham, S.W.
3752	Oct. 1900	*WATERS, FRANK	30, Cattle Market, Norwich.
4824	Oct. 1905	*¶WATKINS, HAROLD ALFRED ..	188, Kew Road, Richmond, Surrey.
6412	Oct. 1911	*WATKINSON, HAROLD EDWARD ..	Estate Office, Garden City, Letch worth, Herts.
6093	Oct. 1910	*WATSON, ALBERT RICHARD ..	Messrs. Winterton and Sons, St. Mary Chambers, Lichfield, Staffs.
6413	Oct. 1911	*WATSON, CHARLES EDWARD ..	33, Priory Hill, Dover.
6094	Oct. 1910	*WATSON, CHARLES HAVERS ..	22, Walbrook, E.C., and 366, Streathar High Road, S.W.
5054	Oct. 1906	*WATSON, NOEL BRADY	Westover, Low Fell, Co. Durham.
2614	Oct. 1893	*WATSON, WILLIAM JAMES	13, Pembroke Square, Kensington, W.
3912	Oct. 1901	*¶WATT, ALEXANDER LINDSAY ..	The Laurels, St. Michael's Road, Maidstone.
4291	Oct. 1903	*¶WATTS, ERNEST WILLIAM	Castledine House, Anerley Park, S.E.
6414	Oct. 1911	*WATTS, FRANCIS HENRY	5, Victoria Buildings, Silver Street Bury, Lancs.

).).	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
2	Oct. 1903	*¶Watts, Frederick Spring ..	38, Sloane Street, S.W.
4	Oct. 1907	*¶Watts, Graham Reginald Garner	South Kensington Station, S.W.
5	Oct. 1907	*¶Way, Lionel Hugh	Valuer's Office, 28, High West Street, Dorchester.
0	Oct. 1904	*¶Waymouth, John Kennerley	Clarence Street Estate Office, Southend-on-Sea, Essex.
8	Oct. 1896	*Weaver, Henry Percival .. Francis	Lye, Stourbridge, Worcestershire.
5	Oct. 1909	*Weaver, Lionel Hunter ..	30, Lytton Grove, Putney Hill, S.W.
0	Dec. 1888	*Webb, Frederic Noel	Babraham, Cambridge.
5	Oct. 1910	*Webb, Robert Duncan	Valuer's Department, 18, Bennett's Hill, Birmingham.
1	Oct. 1904	*Webber, Arthur Daniel Moutray	Mitchelstown Castle, Co. Cork.
6	Oct. 1910	*Webster, Frederick Annesley Michael	
1	Oct. 1908	*Weddell, Robert Houston ..	Park Villa, Uddingston, Lanarkshire.
1	Oct. 1898	*Weekes, Cyril Swaffer.. ..	Estate Offices, Guildford.
6	Oct. 1906	*Weeks, Percy Bertram	Vale Towers, Tunbridge Wells.
6	Oct. 1907	*¶§Weetman, William Charles Cumming	278, Western Bank, Sheffield.
2	Oct. 1908	*¶Weguelin, John David Reece	Streathbourne, Smallfields, Horley, Surrey.
6	Feb. 1898	*Weir, James Scott, A.M.I.C.E.	Town Hall, Jarrow, Co. Durham.
7	Oct. 1907	*¶Wellings, Charles Henry Clifford	53, Leigham Court Road, Streatham, S.W.
6	Oct. 1909	*Welsh, Martin Frederick ..	1, Salisbury Gardens, Jesmond, Newcastle-on-Tyne.
3	Oct. 1901	*¶West, Arthur Smith	7, Haywra Crescent, Harrogate, Yorkshire.
3	Oct. 1904	*West, Harold	Public Works Department, Hong Kong.
4	Oct. 1900	*West, Sidney Herbert	North House, Portslade, Sussex.
7	Oct. 1906	*¶Westbrook, Bernard Anson..	Fire Brigade, Head Quarters, Calcutta.
3	Oct. 1903	*¶Westbrook, Charles Edward	Bank Buildings, Tunbridge Wells.
1	Apr. 1883	Weston, Joseph Aurelius ..	83, High Street, Bedford.
5	Oct. 1900	*Wetenhall, Edward Box, A.R.I.B.A.	c.o. L. Claude Hill, Burnaby Lake, British Columbia, Canada.
3	Oct. 1908	*¶Wheeler, Herbert Henry ..	3, Sansome Place, Worcester.
7	Oct. 1910	*Wheeler, Leonard Charles ..	19, Lowcay Road, Southsea, Hants.
5	Oct. 1905	*Wheeler, Percy Harriskine	"Easebourne," Midhurst, Sussex.
0	Feb. 1905	*¶Wheeler, Welby	18A, St. Charles Square, North Kensington, W.
	Oct. 1910	*Whesker, John Edward.. ..	115, Owens Road, Winchester.
4	Oct. 1904	*¶Whiddington, Stanley Dunford	63, Berners Street, Oxford Street, W.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6119	Feb. 1911	* WHITAKER, GEORGE..	Engineer's Department, Fylde Water Board, Sefton Street, Blackpool, Lancashire.
4089	Oct. 1902	*¶WHITAKER, HUGH	Valuation Department, King's Lynn, Norfolk.
4876	Feb. 1906	*¶WHITE, ALFRED LLEWELLYN ..	Elmthorpe, Lordship Road, N.
4090	Oct. 1902	*WHITE, ARTHUR VIVIAN	The Poplars, North End, Portsmouth, Hampshire.
6415	Oct. 1911	*WHITE, FRANCIS GEORGE.. ..	Valuer's Department, Shannon Court, Bristol.
5555	Oct. 1908	*WHITE, HERBERT PRATT	4, Calverley Terrace, Tunbridge Wells, Kent.
6416	Oct. 1911	*WHITE, JOHN, JUN.	Marionville, Manse Road, Newmains, Lanarkshire.
4826	Oct. 1905	*WHITE, JOHN WILLIAM EDDEN	24, Stone Street, Maidstone.
4565	Oct. 1904	*¶WHITE, RICHARD STANLEY ..	Cambridge House, Cambridge, near Stonehouse, Gloucestershire.
6417	Oct. 1911	*WHITE, SAMUEL CYRIL	35, Westbourne Park, Scarborough.
5308	Oct. 1907	*WHITE, WILLIAM HENRY PERCY	8, St. Leonard's Road, Surbiton, Surrey.
3025	Jan. 1896	*WHITE, WILLIAM, JUN.	33, Pilgrim Street, Newcastle-upon-Tyne.
3914	Oct. 1901	*WHITEHEAD, ERNEST MORTIMER	Carlton House, Regent Street, W.
3612	Oct. 1899	*¶WHITELEY, CYPRIAN CHARLES OSWALD	82, Queen Street, E.C.
5362	Feb. 1908	*¶WHITLOCK, FRANCIS JOHN.. ..	The Mart, Bank Street, Rugby.
6457	Feb. 1912	*WHITNEY, EUSTACE SCOTT ..	11, Morella Road, Wandsworth Common, S.W.
4566	Oct. 1904	*WHITTINGHAM, LEWIS STUART..	Estate Office, Millichope Park, Craven Arms, Shropshire.
6418	Oct. 1911	*WHITTINGHAM, ROBERT CECIL..	Hildenley, Malton, Yorks.
4091	Oct. 1902	*WHITTINGTON-COOPER, ALFRED	
4092	Oct. 1902	*¶WHITTON, HAROLD WILLIAM ..	County Chambers, The Drapery, Northampton.
5309	Oct. 1907	*¶WHYTE, THOMAS..	118, Mains Street, Glasgow.
4827	Oct. 1905	*¶WICKENDEN, ARTHUR FRED ..	186, Coventry Road, Ilford, Essex.
4828	Oct. 1905	*WICKENDEN, ERNEST..	21, Moscow Road, Clive Vale, Hastings.
6100	Oct. 1910	*WICKER, JOHN OWEN	2, Westcroft Road, Carshalton, Surrey
5310	Oct. 1907	*WIDDOWSON, GEORGE CLIFFORD	14, Rosemont Road, Richmond Hill, Surrey.
5556	Oct. 1908	*¶WIGHTMAN, AUGUSTUS FREDERICK	89, Sutton Road, Walsall, Staffs.
4829	Oct. 1905	*¶WIGHTMAN, WILLIAM OSBORNE	Lynton, Dornton Road, South Croydon, Surrey.
3167	Feb. 1897	*WIGRAM, HENRY JOSEPH	The Lodge, South Collingham, Newark, Nottinghamshire.
3026	Jan. 1896	*¶WILDE, SIDNEY ALGERNON ..	14, 16, and 18, Bloomsbury Street, New Oxford Street, W.C.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1903	*¶WILKES, JOHN FISKE, B.A. (*Cantab.*)	Elmdon Bury, Saffron Walden, Essex.
Oct. 1909	*¶WILKES, GEORGE THOMAS	71, Oakhill Road, East Putney, S.W.
Oct. 1911	*¶WILKINS, HERBERT RANDOLPH	c.o. Miss Robinson, Hazeldene, Wodeland Road, Guildford.
Oct. 1911	*WILKINS, SIDNEY THOMAS	Sydenham Lawn, Cheltenham, Glos.
Oct. 1911	*WILKINSON, ANDREW WOOD	91, Old Tiverton Road, Exeter.
Oct. 1911	*WILKINSON, PERCY MACDONALD	38, Somerville Road, Waterloo, near Liverpool.
Oct. 1902	*¶WILKS, CLEMENT	20, Regent Street, Waterloo Place, S.W.
May 1891	*WILKS, ERNEST STRINGER	Douglas Avenue, Hythe, Kent.
Oct. 1905	*¶WILLIAMS, CHARLES	Valuation Department, Inland Revenue, Coventry.
Oct. 1897	*¶WILLIAMS, DANIEL SMITH	47, Queen Street, Cardiff.
Oct. 1907	*¶WILLIAMS, DAVID	44, Elm Grove Road, Salisbury.
Oct. 1906	*¶WILLIAMS, ERNEST	Eagle House, Brislington, Bristol.
Oct. 1908	*WILLIAMS, FRANK MCCLURE	Brainshaugh House, Acklington, Northumberland.
Oct. 1902	*WILLIAMS, FRANK WARREN	Magnolia, Ennismore Avenue, Guildford.
Oct. 1904	*¶WILLIAMS, JOSEPH BERTRAM	54, Church Street, St. Helen's, Lancashire.
Oct. 1898	*WILLIAMS, PETER LLOYD ARMSTRONG	22, West Side, Clapham Common, S.W.
Oct. 1908	*WILLIAMS, WILLIAM ALFRED	16, Old Bond Street, Bath.
Oct. 1907	*WILLIAMS, WILLIAM HENRY	Oficina del Ingeniero, F. C. B. A. P., 25 de Mayo 277, Buenos Aires, S. America.
Oct. 1908	*WILLIAMS, WORTHINGTON ERIC	44, Richmond Street, Ashton-under-Lyne, Lancashire.
Oct. 1907	*¶WILLMOTT, ARTHUR STANLEY	The Rocks, Kendall Avenue South, Purley Oaks, Surrey.
Oct. 1905	*¶WILLMOTT, JAMES PERCEVAL	Lexden, Sutherland Road, Ealing, W.
Oct. 1896	*¶WILLOUGHBY, CHARLES ALBERT	22, Chancery Lane, W.C.
Jan. 1884	WILLOUGHBY, CHARLES WILLIAM	22, Chancery Lane, W.C.
Oct. 1902	*¶WILLOUGHBY, FRANK	Estate Office, Merstham, Surrey.
Oct. 19	*¶WILSON, EVERARD JOHN	Messrs. Tuckett and Son, 2, Basinghall Street, E.C.
Oct. 1904	*¶WILSON, GEORGE LEOPOLD	Messrs. Palmer and Turner, Hong Kong.
Nov. 1891	*WILSON, JAMES CALVERT	Newcastle Estate Office, The Park, Nottingham.
Nov. 1892	*WILSON, JOHN HAYES	11, Penford Street, Camberwell, S.E.
Oct. 1909	*¶WILSON, MALCOLM MILLAR	47, High Street, Bedford.
Oct. 1911	*WILSON, MARSHALL LANG	24, St. Andrew Square, Edinburgh.
Oct. 1906	*¶WINDER, GEORGE MAURICE	Fairmile, Ottery St. Mary, Devon.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
5363	Feb. 1908	*WINTLE, ARTHUR	4, Adam Street, Adelphi, W.C.
5560	Oct. 1908	*WINTON, DOUGLAS GEORGE	Etherton Hill, Speldhurst, Tunbridge Wells.
5561	Oct. 1908	*¶WISE, FREDERICK JOHN	Valuation Department, Inland Revenue, King's Lynn, Norfolk.
5562	Oct. 1908	*WISE, WILLIAM CHARLES	Kenmuir, Hallowell Road, Northwood, Middlesex.
3919	Oct. 1901	*¶WONNACOTT, HOWARD JOHN	130, Oglander Road, East Dulwich, S.E.
5809	Oct. 1909	*WONNACOTT, JAMES PALMER	Tollards, Countess Weir, near Exeter
5563	Oct. 1908	*¶WOOD, ALBERT FREDERICK	Eldon House, Leyland Road, Lee, S.E
6424	Oct. 1911	*WOOD, FRANK HOUSEDEN	14, Mason's Hill, Bromley, Kent.
4570	Oct. 1904	*¶WOOD, HAROLD	4, South St. Mary's Gate, Grimsby, Lincolnshire.
3920	Oct. 1901	*WOOD, HERBERT CALVERT	Chesters Estate Office, Humshaugh-on-Tyne, S.O., Northumberland.
4832	Oct. 1905	*WOOD, HUGH REGINALD	6, Ely Place, Dublin.
6425	Oct. 1911	*WOOD, JOHN OGDEN	4, Gerrard Street, Halifax, Yorks.
6101	Oct. 1910	*¶WOOD, LEONARD	4, South St. Mary's Gate, Grimsby, Lincs.
3613	Oct. 1899	*WOODCOCK, FRANK SYDNEY	Post Office, Saskatoon, Saskatchewan, Canada.
6102	Oct. 1910	*WOODCOCK, RICHARD STANLEY	Haven House, Thorpe, near Leiston, Suffolk.
6426	Oct 191 1	*WOODCOCK, WILLIAM	11, St. Hilda Road, Folkestone, Kent.
4572	Oct. 1904	*¶WOODHAMS, JAMES PERCY	51, Priory Avenue, Hastings.
5314	Oct. 1907	*¶WOODHEAD, HAROLD HAYDN	16, Peterson Rd., Wakefield, Yorkshire.
6427	Oct. 1911	*WOODS, HENRY EDWARD ANZANI	21, Northwich Road, Evesham, Worcestershire.
4833	Oct. 1905	*¶WOODWARD, HENRY GORDON	Station Road, Stowmarket, Suffolk.
5103	Oct. 1910	*WOOLDRIDGE, ARTHUR MAINWARING	49, Goldington Avenue, Bedford.
5811	Oct. 1909	*¶WOOLLEY, MAURICE THEODORE	Rectory Place, Loughborough.
5812	Oct. 1909	*¶WOOLLEY, REGINALD GEORGE	The Hill, Sheringham, Norfolk.
5813	Oct. 1909	*¶WOOLLEY, RICHARD MELSOME	Salisbury.
1358	Jan. 1887	*WOOLNOUGH, JOHN WILLIAM	6, Vicarage Drive, Eastbourne, Sussex.
3168	Feb. 1897	*WOOLNOUGH, TOM	Fleet House, Hoppers Road, Winchmore, Middlesex.
6428	Oct. 1911	*¶WOOTTON, THOMAS SYDNEY LEWIS	Kintaugh, Ashburton Road, Croydon.
3142	Oct. 1896	*WORDSWORTH, CHRISTOPHER	Brooklands, South Godstone, Surrey.
5579	Feb. 1909	*¶WORLAND, HENRY JOHN	"Rushton," Robinhood Road, Brentwood, Essex.
4834	Oct. 1905	*WORLEY, FREDERICK HORACE	Parr's Bank Buildings, George Lane, Woodford, Essex.
5315	Oct. 1907	*¶WORMLEIGHTON, BERNARD JOSEPH	Town Hall, Loftus, Yorkshire.

Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
Oct. 1904	*Worrall, Bertram	Rectory Farm House, Steeple Aston, Oxford.
Feb. 1911	*¶Worth, George Pearce.. ..	The Homestead, Windmill Road, Ealing, W.
Dec. 1887	*Worthington, James Scott ..	5, Lichfield Gardens, Richmond, Surrey.
Oct. 1906	*¶§Wraight, George Frederick Harold	Upton Lodge, Squires Lane, Finchley, N.
Oct. 1911	*Wrennall, Walter	Wisteria, Woodchurch Road, Prenton, Birkenhead, Cheshire.
Oct. 1909	*¶Wright, Charles Ernest ..	Glan Aber Park, Hough Green, Chester.
Oct. 1903	*¶Wright, Charles Lee	Inland Revenue, Shannon Court, Bristol.
Oct. 1897	*Wright, Ernest Beresford FitzHerbert	Yeldersley Hall, Derby,
Oct. 1894	*Wright, Philip Chetwood ..	Brattleby Hall, near Lincoln.
Oct. 1910	*Wright, Reginald Leslie ..	18, Thames Side, Henley-on-Thames, Oxfordshire.
Oct. 1909	*Wright, Thomas Henry Gordon	Bank Plain, Norwich.
Oct. 1907	*¶Wright, William Newcome..	85 London Wall, E.C.
Oct. 1905	*¶§Wykes, Herbert Ivie	Surveyor's Department, G.N.R., King's Cross, N.
Oct. 1901	*¶Wyley, Henry Charles	Newmarket Buildings, Bridgnorth, Salop.
Oct. 1911	*Yates, Charles William.. ..	132, Huddleston Road, Tufnell Park, N.
Oct. 1911	*Yates, Harold	26, Wellfield Road, Blackburn, Lancs.
Oct. 1907	*Yelf, Jack Robert	Department of Agriculture, Fayoum, Egypt.
Oct. 1911	*Yeo, William Henry	Caegarw, Court Colman, Bridgend, Glamorganshire.
Oct. 1899	*¶Yewdall, Francis Edward ..	28, Defoe Avenue, Kew Gardens, Surrey
Oct. 1910	*¶York, William Henry	"Clarendon," Station Road, New Barnet, Herts.
Oct. 1906	*Yorke, Maurice Francis ..	Estate Office, Sudbury, Derby.
Oct. 1902	*Youatt, Ernest..	7, Imperial Buildings, P.O. Box 333, Bulawayo.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	Address.
6433	Oct. 1911	*¶YOUNG, ALEXANDER	13, Shandon Street, Edinburgh.
5066	Oct. 1906	*¶YOUNG, ARCHIBALD FORD.. ..	51, Coleman Street, E.C.
4575	Oct. 1904	*¶YOUNG, CHARLES EDWARD ..	Stoneygate, Park Avenue, Ilford, Essex
5834	Feb. 1910	*YOUNG, DAVID FERNÉE	2, The Broadway, Barking, Essex.
5816	Oct. 1909	*¶YOUNG, GORDON CASSON	17, Southampton Street, Bloomsbury W.C.
4836	Oct. 1905	*¶YOUNG, HERBERT HENRY.. ..	11, Tankerville Road, Streatham, S.W
5320	Oct. 1907	*YOUNG, JAMES WEIR..	198, West George Street, Glasgow.
3761	Oct. 1900	*¶YOUNG, KENNETH JAMES.. ..	Moree, Coombe Road, South Croydon Surrey.
4837	Oct. 1905	*¶YOUNG, SIDNEY	Redholme, The Wallands, Lewes.
5067	Oct. 1906	*¶YOUNG, THOMAS, N.D.A.	Woodbine Villa, Cupar, Fife.
2993	Oct. 1895	*YOUNG, WILLIAM	4, St. Peter's Street, St. Albans, Hertfordshire.
5068	Oct. 1906	*§YOUNG, WILLIAM ROSS	Burgh Surveyor, North Berwick.
6434	Oct. 1911	*YOUNGS, SIDNEY..	Messrs. Oliver, Appleton and Kitchen Lands Lane, Leeds.

Total number of Professional Associates, 2224.

Associates.

Date of election.	ASSOCIATES.	Address.
Nov. 1876	ALVERSTONE, THE RIGHT HONOURABLE LORD, G.C.M.G., LORD CHIEF JUSTICE OF ENGLAND (*Associate of Council*).	Hornton Lodge, Pitt Street, Kensington, W.
Oct. 1879	BARRY, CHARLES EDWARD ..	Parliament Mansions, Victoria Street, Westminster, S.W.
July 1868	BARRY, SIR JOHN WOLFE, K.C.B., M.I.C.E. (*Associate of Council*)	Dartmouth House, 2, Queen Anne's Gate, S.W.
Feb. 1879	BEALE, JAMES SAMUEL	16, Great George Street, S.W.
Oct. 1910	BEALE, JOHN FIELD	16, Great George Street, S.W.
Oct. 1906	BEALE, SYDNEY WILLIAM PHIPSON	3, Harcourt Buildings, Temple, E.C.
Oct. 1900	BERKELEY, ROWLAND THOMAS MORTIMER, B.A. (*Cantab.*) ..	18, Abingdon Street, Westminster, S.W.
Oct. 1907	BIDDER, HAROLD FRANCIS, B.A.	9, Bridge Street, Westminster, S.W.
Feb. 1899	BLACKSHAW, JOHN FRANK ..	The Cottage, Bromsgrove, Worcester.
Jan. 1890	BOULGER, GEORGE EDWARD SIMONDS	11, Onslow Road, Richmond, Surrey.
Feb. 1884	BUND, JOHN W. WILLIS	15, Old Square, Lincoln's Inn, W.C.
Feb. 1909	CANTELL, MARK TAYLOR	Municipal Technical College, Brighton.
Feb. 1908	CARDALE, WILLIAM HENRY ..	24, Esplanade Road, Bombay.
Jan. 1891	CLARKE, SIR ERNEST	31, Tavistock Square, W.C., and c.o. P. S. King and Sons, 2 Great Smith Street, Westminster, S.W.

Date of Election.	ASSOCIATES.	Address.
Dec. 1883	CLODE, WALTER	3, Harcourt Buildings, Temple, E.C.
Oct. 1894	COLAM, ROBERT FREDERICK ..	4, Essex Court, Temple, E.C.
Feb. 1900	COURTHOPE-MUNROE, HARRY, M.A. (*Cantab.*)	3, Harcourt Buildings, Temple, E.C.
Jan. 1896	COWARD, JOHN CHARLES LEWIS, K.C.	3, Pump Court, Temple, E.C.
Jan. 1885	CRIPPS, SIR ALFRED CHARLES, K.C.V.O., K.C., M.P.	1, Essex Court, Temple, E.C.
Feb. 1900	DANCKWERTS, WILLIAM OTTO ADOLPH JULIUS, K.C.	7, New Court, Carey Street, W.C.
Feb. 1910	DIBDIN, LEWIS GEORGE	9, King's Bench Walk, Temple, E.C.
Oct. 1898	DOWNIE, ALEX. FRANCIS MACKENZIE	Alton, Hants.
Feb. 1907	FLETCHER-MOULTON, HUGH LAURENCE..	11, King's Bench Walk, Temple, E.C.
Feb. 1878	FREEMAN, GEO. MALLOWS, K.C...	Palace Chambers, 9, Bridge Street, S.W., and 11, King's Bench Walk, Temple, E.C.
Mar. 1878	FRESHFIELD, EDWIN	5, Bank Buildings, E.C.
Feb. 1890	GAYTON, CHARLES	Much Hadham, near Ware, Herts.
Feb. 1899	GRAHAM, WILLIAM VAUX, M.I.C.E.	5, Queen Anne's Gate, S.W.
Jan. 1874	GRANTHAM, RICHARD FUGE, M.I.C.E.	5, Little College Street, Westminster Abbey, S.W.
Oct. 1907	GRANTHAM, WILLIAM WILSON ..	6, Crown Office Row, Temple, E.C.
Feb. 1909	GREGORY, HENRY HOLMAN, K.C...	2, Mitre Court Buildings, Temple, E.C.
Feb. 1909	GWYER, MAURICE LENFORD ..	2, Harcourt Buildings, Temple, E.C.
Oct. 1906	HARPER, RICHARD WILLIAMSON	5, King's Bench Walk, Temple, E.C.
Oct. 1897	HILL, JOHN SMITH, B.A., B.SC. (*Lond.*)	The Agricultural College, Aspatria, Cumberland.
Feb. 1907	HOUGHTON, GEORGE BOYDELL..	1, Temple Gardens, E.C.
Oct. 1909	†HOWES, ARTHUR BURNABY ..	6, Middle Temple Lane, E.C.
Jan. 1887	HUDSON, ALFRED ARTHUR, K.C...	5, Paper Buildings, Temple, E.C.

† Special Sanitary Science Certificate.

Date of election.	ASSOCIATES.	Address.
Oct. 1904	HUTCHINSON, CHRISTOPHER CLARKE, K.C.	3, Harcourt Buildings, Temple, E.C., and Palace Chambers, 9, Bridge Street, S.W.
Feb. 1905	JEEVES, WILLIAM JOHN	Palace Chambers, 9, Bridge Street, Westminster, S.W.
May 1887	KINCH, EDWARD	Royal Agricultural College, Cirencester.
Apr. 1873	KING, WILLIAM, M.I.C.E.	5, Beach Lawn, Waterloo, Liverpool.
Nov. 1891	LEWORTHY, JOHN HENRY.. ..	29, Fleet Street, E.C.
Oct. 1905	MACKENZIE, KENNETH JAMES JOSEPH	Department of Agriculture, Cambridge.
May 1891	MALDEN, WALTER JAMES	Etchingham, Sussex,
Nov. 1891	MENCE, PHILLIP ALLAN	Banstead House, Fontenoy Road, Balham, S.W.
Oct. 1895	MILLES, CHARLES WILLIAM ..	Tregenna, The Beacon, Exmouth, Devonshire.
Oct. 1906	MOON, ERNEST ROBERT, K.C. ..	2, Temple Gardens, E.C.
Feb. 1906	MOULD, GRAHAM HARLEY.. ..	6, Pump Court, Temple, E.C.
Feb. 1905	PAGE, ERNEST, K.C.	78, Queen's Gate, S.W.
Oct. 1895	PAIN, ARTHUR CADLICK, M.I.C.E.	17, Victoria Street, S.W.
Oct. 1894	REDMAN, JOSEPH HAWORTH ..	2, New Court, Lincoln's Inn, W.C.
Jan. 1882	RIGG, HERBERT ADDINGTON, K.C.	41, Parliament Street, S.W.

Date of Election.	ASSOCIATES.	Address.
Dec. 1884	SCOTT, THE HON. HENRY ROBERT	Belvoir Castle, Grantham, Lincolnshire.
Feb. 1889	SETH-SMITH, ARCHIBALD	Silvermere, Cobham, Surrey.
Jan. 1896	SOMERVILLE, WILLIAM, M.A., D.SC.	121, Banbury Road, Oxford.
Jan. 1882	STEPHENS, PEMBROKE S., K.C. ..	Palace Chambers, 9, Bridge Street, Westminster, S.W.
Jan. 1896	STUTFIELD, ALFRED ROBERT OGILVIE ..	The Bedford Estate Office, Bloomsbury, W.C.
Feb. 1899	TERRY, GEORGE PERCY WARNER	33, Dalmore Road, West Dulwich, S.E.
Feb. 1909	THORNE, RICHARD SQUIRE, B.A. (*Cantab.*)	Nicoll Farm, Edgware, Middlesex, and Inner Temple, E.C.
Oct. 1902	WALLACE, ROBERT	Edinburgh University.
Oct. 1907	WALSH, CECIL HENRY	4, Temple Gardens, E.C.
Feb. 1905	WILLIAMS, WILLIAM LYMINGTON	Portley, Caterham, Surrey.
Feb. 1909	YOUNG, JAMES DAWBARN.. ..	1, Garden Court, Temple, E.C.

Total number of Associates, 62.

Colonial Fellows.

Date of Election.	COLONIAL FELLOWS.	Address.
Oct. 1907	ABRAHAMS, CHARLES VICTOR	City Surveyor's Office, Kingston, Jamaica, B.W.I.
Feb. 1902	ALLEN, RAYMOND CECIL ..	Chief Surveyor, Uganda Protectorate, British East Africa, via Mombasa.
A. Oct. 1901 C.F. April 1908	*ANDERSON, HENRY, A.M.I.C.E.	Messrs. H. S. King and Co., 65, Cornhill, E.C.
Oct. 1899	BAKER, WILLIAM ANTHONY..	Surveyor-General's Office, Kingston, Jamaica, B.W.I.
Oct. 1904	BANCROFT, AUGUSTUS CHARLES	Stokes Hall, Plantain Garden River P.O., Jamaica.
A. Oct. 1895 C.F. April 1911	*BELL-JOHN, HARRY	District Engineer, Public Works Department, Pretoria, Transvaal.
Oct. 1893	BOWEN, ERNEST FRANCIS SINDERBY	Superintendent of Public Works, Barbadoes, West Indies.
F. Jan. 1891 C.F. Dec. 1910	BURCHELL, SIDNEY HERBERT	147, W. Cypress Avenue, Redlands, California, U.S.A.
A. Oct. 1905 F. April 1908 C.F. Jan. 1912	*BURR, THOMAS ARNOLD ..	Box 1307, Calgary, Alberta, Canada.
A. Oct. 1905 C.F. Oct. 1910	*BURSTAL, ARTHUR CYRIL ..	Bengal-Nagpur Railway Company, Chahardharpur, India.
A. Oct. 1897 F. Oct. 1898 C.F. Feb. 1906	*CARPMAEL, HAROLD	5, Raffles Place, Singapore.
Oct. 1902	CARTWRIGHT, FRANK	21, Parsons Lane, Bury, Lancashire.
A. Oct. 1901 F. Sep. 1903 C.F. Oct. 1907	*CHATTELL, ARTHUR PAUL ..	640, Twelfth Street, Jasper Avenue, Edmonton, Alberta, Canada.
A. Oct. 1897 C.F. Oct. 1910	*CLARKE, CHARLES WENTWORTH	Dominion Land Surveyor, Regina, Sask., Canada.
Oct. 1908	COGHLAN, HENRY LAKE ..	5, Raffles Place, Singapore.
Oct. 1905	COOPER, JOSEPH A. W., A.M.I.M.E.	P.W.D., Belgaum, India.
A. Oct. 1896 F. May 1900 C.F. May 1904	*COLLINS, HORACE	
Feb. 1910	CUERDEN, FREDERICK JAMES	Civil Engineering College, Sibpur, Howrah, India.
Oct. 1911	DE SILVA, CHARLES PETER ..	Ceylon Survey Agency, Moratuwa, Ceylon.
Oct. 1905	DODD, JOHN HUGH	Kingston, Jamaica, B.W.I.

Dip. No.	Date of Election.	COLONIAL FELLOWS.	Address.
4408	A. Oct. 1904 C.F. Nov. 1909	*Edwardes, William Arnold Donaldson	Government Survey Departmer Kuala Lumpur, Federated Mal States.
5565	Oct. 1908	Firr, Thomas Freeman ..	Zomba, Nyassaland, British Centr African Protectorate.
4595	Feb. 1905	Foster, Edward	The Cottage, Montego Bay, P.O Jamaica.
4168	A. Oct. 1903 C.F. Oct. 1910	*Gairdner, Kenneth Graeme	c/o Royal Survey Department, Ban kok, Siam.
4316	Feb. 1904	Gill, James Herbert Wainwright	Messrs. S. Krine and Co., For Colombo, Ceylon.
3926	Oct. 1901	Godfrey, Charles Henry, A.M.I.C.E.	Engineer and Surveyor to the Municip Council, Shanghai.
2257	F. Nov. 1891 C.F. Dec. 1911	Gregson, William	512, Twelfth Street, Edmonton, Albe Canada.
4179	A. Oct. 1903 F. Nov. 1904 C.F. July 1907	*Griffiths, Owen	Oficina del Ingeniero, Ferro Carril d Sud, Calle Guanahani, 322, Plaza Co stitucion, Buenos Aires.
4317	Feb. 1904	Gurney, James Stratton ..	Thomason Civil Engineering Colleg Roorkee, India.
4183	A. Oct. 1903 C.F. June 1912	*Harrison, William	Box 5055, Johannesburg, B.S.A.
3999	A. Oct. 1902 C.F. Oct. 1907	*Heathcott, Robert Vernon	Dominion Land Surveyor, Edmonton Alberta, Canada.
6437	Oct. 1911	Hooper, Augustus Shelton	c/o Hong Kong and Shanghai Bank 31, Lombard Street, E.C., and Hon Kong, China, via Siberia.
3106 4840	A. Oct. 1896 C.F. Oct. 1905	Leane, Walter Burditt, A.M.I.C.E.	c/o Banco Anglo Sud-Americano, Ltd. Santiago, Chili, South America.
5566	Oct. 1908	Lermit, Arthur Alfred ..	Johore, Malay Peninsula.
4461	A. Oct. 1904 F. April 1907 C.F. Oct. 1908	*Lines, Roland Walter ..	110, Jasper Avenue, West Edmonton Alberta, Canada.
3634	F. Oct. 1900 C.F. Jan. 1904	McCaw, George Tyrrell, B.A.I. (*Dublin*)	Taghnevan, Lurgan, Ireland.
3056	June 1896 A. Oct. 1902	McGahan, Amos Harvey ..	May Pen, Jamaica, B.W.I.
4031	F. July 1905 C.F. Oct. 1909	*May, Philip John..	Survey Department, Colombo, Ceylon
3863	A. Oct. 1901 C.F. Oct. 1910	*Michell, John	Royal Survey Department, Bangkok Siam.
2643	Feb. 1894	Miller, William	Nassau, Bahamas, West Indies.
5583	Feb. 1909	Miller, William Akerman	Dominica, B.W.I.

Date of Election.	COLONIAL FELLOWS.	Address.
A. Oct. 1904 C.F. June 1910	*NOAKES, ARTHUR ORWHYN..	1314, Fort Street, Victoria, British Columbia.
A. Oct. 1896 C.F. Oct. 1909	*OSBOURN, EDWARD	Public Works Department, Pietermaritzburg, Natal.
Feb. 1902	OSMENT, HARRY SHORTHOSE..	7, Carteret Street, Queen Anne's Gate, S.W., and The Windward Islands, B.W.I.
Oct. 1908	PALK, DAVID SMITH	Etwelle, Poole, Dorset, and Public Works Department, Cape Coast, Gold Coast, West Africa.
Feb. 1906	REID, EDWARD GEORGE ..	Halfway Tree, P.O., Jamaica.
Oct. 1898	ROGERS, COLIN PERCY, CAPTAIN	The Tors, Yelverton, S.O., Devon.
A. Oct. 1903 F. May 1906 C.F. Oct. 1907	*SANDERS, FRANCIS LEONARD	606, Second Street, Edmonton, Alberta, Canada, and 1, Gladstone Park Gardens, Cricklewood, N.W.
Oct. 1906	STOKES, FREDERICK VINCENT	3, African Board Buildings, Johannesburg, and 38, Fortescue Road, Yeoville, Johannesburg.
A. Oct. 1901 C.F. Oct. 1909	*TANNER, WILLIAM HUGH ..	Public Works Department, Nairobi, British East Africa.
Feb. 1906	TUXEN, PETER VILHELM ..	60, Market Street, Melbourne, Australia.
Feb. 1897	USHER, CHARLES RICHARD ..	Belize, British Honduras.
Oct. 1910	WATKINS, HARRY	R E. Office, Victoria Barracks, Hong Kong, China
Feb. 1911	WHESTON, WRAY WILKINS ..	12, Granville Road, Sidcup, Kent, and 2, St. George's Building, Hong Kong.
A. Oct. 1902 C.F. Oct. 1906	*WRIGHT, ARTHUR EDGAR ..	80, Durlston Road, Kingston-on-Thames, Surrey.

Total number of Colonial Fellows, 55.

Students.

Enrolled.	STUDENTS.	Address.
1911	Adamson, Claude Algernon ..	Thorncliffe, Whitburn, Sunderland.
1912	Addison, John Percival	Lobly View, Meadowfield, Brandon Colliery, near Durham.
1912	Addison, Robert..	Chudleigh, Appleby, Westmorland.
1911	Adkin, Benaiah Colson	8, Hope Park, Bromley, Kent.
1911	Allen, Aubrey James	Evercreech, Somerset.
1910	Anderson, Robert Graham ..	The Barton, Cirencester.
1910	Ansell, Douglas George	Isenhurst, Perrymount Road, Hayward Heath, Sussex.
1909	Ashworth, Tom Spencer	Dumers Lane, Radcliffe, near Manchester.
1909	Baines, Noel..	Highlands, Foxley Lane, Purley, Surrey.
1911	Balden, William Reginald ..	Bywell, Leeds Road, Dewsbury.
1910	Balls, James Mayhew	11, Owen Mansions, Queen's Club Gardens, W.
1912	Barber, Frederick H. H. ..	West Ayton S.O., Yorkshire.
1911	Barnard, Robert Cyril	Braeside, Newport, Essex.
1912	Bates, Arthur George	6, Blomfield Crescent, Paddington, W.
1910	Bath, Cecil Alan	Stoney Heath, St. John's Road, Orpington, Kent.
1912	Bawden, Percy Reynolds ..	Meadowside, Redruth, Cornwall.
1911	Bearman, Harry Victor	Belvedere, Woodville Road, New Barnet Herts.
1910	Bedells, Herbert Sydney Grafton	Toft Lawn, Hornsey Lane, Highgate, N.
1910	Beilby, Robert Buxton	Walton, near Wakefield.
1911	Belcher, Arthur Edward Irving	12, Lawn Road, Haverstock Hill, N.W.
1909	Bell, Francis Richard Lowry..	Alstonby Villa, Westlinton, Carlisle.

Enrolled.	STUDENTS.	Address.
1912	BERRIMAN, GODFREY	Cameron House, Lansdowne Road, Bournemouth.
1909	BEVERLEY, RUSSELL	School of Agriculture, Cambridge.
1912	BIGGS, GEOFFREY CAMERON ..	Eaton Cottage, Congleton, Cheshire.
1910	BLACK, ERNEST	55, Balby Road, Doncaster.
1911	BLAND, EDGAR COOPER	Westwood, Colchester.
1909	BLAND, JOHN COOPER, JUNR. ..	Westwood, Lexden Road, Colchester.
1911	BLUNDELL, EDWARD PERCY ..	Zuriel, Dacre Hill, Rock Ferry, Cheshire.
1912	BLYTHE, ERNEST TUDOR	Avallon, North Road, Carnarvon.
1911	BOAST, CHARLES ERIC	Brookside, Normacott, Longton, Staffs.
1910	BONE, HUGH	41, Marlborough Road, Falmouth, Cornwall.
1909	BOOKER, FREDERIC RUSSELL.. ..	34, Mapperley Road, Nottingham.
1912	BOON, ERNEST GEORGE FREDERICK	3, Belle Vue Terrace, Winslow.
1911	BOSTON, WILLIAM THOMAS	The Beeches, Thorpe Hamlet, Norwich.
1912	BOTTOMLEY, GERALD DRURY GONVILLE	St. Albans, High Harrogate, Yorks.
1911	BOWER, BERNARD BAKEWELL ..	The Manor, Hawarden, Chester.
1911	BOWES, ALFRED STANLEY	North Holme, Whitburn, near Sunderland.
1909	BOWES, ARTHUR ALKER..	West Nook, Sandy Grove, Pendleton, Manchester.
1910	BRIGG, JOHN HAGGAS	Woodside, near Luton.
1911	BRISSENDEN, CHARLES COOPER ..	"Butts," Cousley Wood, Wadhurst, Sussex.
1912	BROWN, ROBERT CYRIL..	Northville, Laureston Road, Douglas, Isle of Man.
1912	BULSTRODE, CHARLES LEONARD.. ..	Vectis, Victoria Road, Bishop's Waltham, Hants.
1911	BURGE, GILBERT ALBAN	19, Burlington Road, Redland, Bristol.
1912	BURNETT, ANDREW STUART ..	Shawford, Hampshire.
1912	BUTCHER, ALBERT JOHN	Hamilton House, Clifton Road, Weston-super-Mare.
1909	BUTLER, ERIC	Calcutts, North Hyde, Southall, Middlesex.
1910	BUTLER, FREDERICK LEONARD ..	58, Sutton Court Road, Chiswick, W.

Enrolled.	STUDENTS.	Address.
1912	CAIN, ALAN VICTOR..	Felsted House, Bridge Street, Llandaff, S. Wales.
1909	CARNABY, HAMMOND RIDLEY ..	1, Salisbury Place, South Shields, Co. Durham.
1911	CASTLE, MALCOLM ARTHUR	73, Southtown, Great Yarmouth.
1912	CHADWICK, FRANK WOOD	Kent's Bank, Grange-over-Sands.
1910	CHAMBERS, HAROLD JOHN LAVENDER	c/o H. R. Holbeche, Estate Office, Chesham, Bucks.
1909	CHAMPION, BRYAN ARTHUR	The Downs, Dartford, Kent.
1910	CHAPMAN, DONALD LE CRONIER..	111-113, Great Portland Street, W.
1910	CHAWORTH-MUSTERS, JOHN NEVILE	Annesley Park, Nottingham.
1911	CHESTERFIELD, BENJAMIN FREDERICK	King's Road, Alton, Hants.
1910	CHOLMELEY, HUGH RALPH	4, Gray's Inn Square, W.C.
1910	CHURCHER, LIONEL HENRY	Redcliffe, Alverstoke, Hants.
1912	CLARKE, FREDERICK EDWARD ..	Park Lodge, Park Road, E. Twickenham, Middlesex.
1912	CLARKE, GEORGE JOHN..	Beatrix, Chalvey Road, Slough.
1911	CLARKE, JAMES ANDREW	581, Cheetham Hill, Manchester.
1911	CLIFFE, TOM FAIRHURST	Model Farm, Garswood, near Wigan.
1910	CLOUGH, EDGAR	Parkfield, Temple Drive, Swinton, Manchester.
1909	COALES, HERBERT WALLIS	Town Hall, Ilford, Essex.
1912	COLE, FREDERICK WILLIAM.. ..	10, Dorlcote Road, Wandsworth Common
1909	COLLINS, LEONARD KEYTE	Beaudesert, Highfield Road, Moseley, Birmingham.

rolled.	STUDENTS.	Address.
1910	Cooper, Francis William	5a, North Street, Old Town, Clapham, S.W.
1910	Cork, Ronald John	Surveyor's Office, Municipal Buildings, Camberley, Surrey.
1910	Cornish, Charles Edwin	Yeo Vale Cottage, Pitton Bridge, Barnstaple.
1911	Cossins, Charles George	14, Ewhurst Road, Crofton Park, S.E.
1910	Coucher, Alfred Edwin Reneson	Northwick Lodge, St. John's Wood Road, N.W.
1912	Counsell, William Anderson..	Union Valuer's Office, 160, Walker Street, Preston.
1911	Cover, George William	81, Streathbourne Road, Balham, S.W.
1911	Cowen, Herbert Stewart.. ..	Crosslands, Albany Road, Douglas, I. of Man.
1912	Crouch, George Thomas	46, The Avenue, Higham Park, Essex.
1912	Crouch, Robert Kenneth.. ..	Quarry House, Fieldgate Lane, Kenilworth.
1909	Crowhurst, William Thomas ..	12, Avenue Road, Erdington, Birmingham.
1912	Crowther, Joseph Hawkyard..	42, Huddersfield Road, Elland, Yorks.
1910	Daniels, Reginald Arthur ..	The Birches, Mile End Road, Norwich.
1912	Davies, David Leslie..	7, Gelert Street, Carnarvon.
1911	Davison, Chas. Wm. Joseph ..	48, Lupus Street, S.W.
1912	Desprez, Gilbert McTier	Messrs. Chesterton and Sons, 116, Kensington High Street, W.
1911	Dickie, John Clarke	Erskine, Barshaw Hill, Paisley.
1909	Dickson, Arthur Francis	Sywell Hall, Northampton.
1911	Dickson, Duncan Peter	The Brambles, Iver Heath, Bucks.
1910	Docking, Carlton William ..	Valuer's Office, 24 Stone Street, Maidstone.
1911	Dodd, Ernest John	East Common, Harpenden, Herts.
1908	Done, John Paul Cussons	Cricklewood, N.W.
1911	Donn, Arthur	25, Princelet Street, Spitalfields, E.

Enrolled.	STUDENTS.	Address.
1910	Elkington, Christopher Garrett	17, Lower Church Street, Warwick.
1912	Ellis, William Ewart..	13, Upton Road, Newport, Mon.
1909	Elphick, Richard..	69, Leith Mansions, Maida Vale, W.
1910	Else, Charles Glossop..	Park Lodge, Fritchley, near Derby.
1912	Elwell, Eric Reginald	Redlands, Bushwood, Leytonstone, N.E
1912	Esbester, Ernest Henry.. ..	2, Fordell Place, Knowle, Bristol.
1912	Evans, William Kenneth	71, Chertsey Road, Woking, Surrey.
1912	Evershed, Albury	Albury House, Stapenhill, Burton-on-Trent.
1909	Fenton, Frank	19, St. Margaret's Terrace, Bradford, Yorks.
1911	Fenwicke-Clennell, Edward Clennell	Harbottle Castle, Rothbury, Northumberland.
1911	Finn, Francis James	Manor House, Lydd, Kent.
1911	Fletcher, James Forbes	Silex, Walmer Beach, Kent.
1911	Flint, Arthur	Edmonsham House, Upper Terrace Road, Bournemouth West.
1912	Flower, Henry George Stanley	Woodside, Chewton Mendip, Bath.
1912	Forrester, Frank Oliver.. ..	Lindisfarne, Purley.
1912	Forrester, Harold	Kelvinside, Russell Hill, Purley, Surrey
1911	Foster, Richard Francis	University College, Reading.
1910	Free, Douglas William	Walton House, Marlborough, Wilts.

rolled.	STUDENTS.	Address.
911	GAMBLE, WILFRED HARRY	237, Manningham Road, Bradford.
911	GARDNER, OSMOND..	Hadley, Shrubbery Avenue, Worcester.
911	GARNONS-WILLIAMS, ROGER FENTON..	3, St. Martin's Place, Dover.
910	GIBSON, GEORGE PATERSON	63, Grafton Road, Acton, W.
909	GILL, FRANCIS ANDREW..	c/o E. J. Gairdner, Effingham House, Arundel Street, Strand, W.C.
912	GOATER, WILLIAM HENRY GEORGE	200, Amesbury Avenue, Streatham Hill, S.W.
909	GODDARD, HENRY LESLIE	The Oaks, Knaphill, Woking, Surrey.
911	GOLDBERG, JULIAN MERVYN ..	Ashleigh, Swansea.
911	GOLDING, ROBERT HENRY CHAMBERS	Borehamgate House, Sudbury, Suffolk.
910	GOSSLING, RUPERT EMERSON ..	8, Earlham Grove, Wood Green, N.
912	GRANGER, ERNEST EVERY WHITE	East View, Symonstone, near Burnley, Lancs.
912	GRAVES, HENRY STAPLETON.. ..	25, Albemarle Road, Willesborough, Ashford, Kent.
912	GREEN, SAMUEL LEROY TOWNSEND	5, Addison Road, W.
912	GREGORY, ALBERT ARTHUR.. ..	5, Orchard Road, Kingston-on-Thames.
911	GREGSON, FRANK LESLIE	Eastwood, Western Hill, Durham.
911	GRIFFITHS, JOHN JONES	Queen's Head, West Felton, Oswestry, Salop.
912	GURNEY, FREDERICK GEORGE ..	20, Lewisham Road, Highgate Road, N.W.

Enrolled.	STUDENTS.	Address.
1910	Hack, Adrian Henry	Holmwood, near Dorking, Surrey.
1912	Haddelsey, Henry Hannam ..	Searby, St. Agnes Road, Moseley, Birmingham.
1910	Hall, Geoffrey Henry	11, High Street, Woburn, Beds.
1911	Hammerton, Reginald Sydney	Copped Hall Estate Office, Epping, Essex.
1911	Harding, Charles Richard ..	Landrake, St. German's, S.O., Cornwall.
1911	Harlow, Bernard John Leslie	Cameron Villa, Monkton Street, Ryde Isle of Wight.
1909	Harper, Cecil Kendall	Holmwood, Talbot Road, Wembley, Middlesex.
1911	Harrison, Edmund Louis	59, Belsize Avenue, Hampstead, N.W.
1910	Harrison, Victor Wellington..	9, Herbert Place, Lancaster.
1911	Harvey, Harry Thomas	12, Gunter Grove, Chelsea, S.W.
1910	Hayward, Henry Stephen.. ..	Messrs. Austin and Wyatt, 79, High Street, Fareham, Hants.
1912	Hebden, George Spencer.. ..	Bridge Farm, Rawcliffe Bridge, S.O. Yorks.
1912	Hedley, Michael Thompson ..	The Gill, Dalston, Cumberland.
1911	Hempson, Leonard Amis	Spring Vale, Sproughton, Ipswich.
1910	Hennessy, James Leo..	16, Old Bond Street, Bath.
1911	Henshaw, Lindley	Fircroft, Davenport, near Stockport, Cheshire.
1911	Hewett, Frank Charles	71, Abingdon Road, Kensington, W.
1910	Hewett, William Richard	Waterfield, Warlingham, Surrey.
1911	Hicks, Stanley Vvyvian	29, Lincoln's Inn Fields, W.C.
1910	Hill, Charles Frederick	Broad Lane, Hawarden, near Chester.
1911	Hill, Thomas Cuthbertson ..	Helvellyn, Ambleside Avenue, Streatham, S.W.
1909	Hinxman, Roland	Kitnocks,St.Thomas Street,Winchester.
1911	Hippisley, Harold Edwin ..	Northam House, Wells, Somerset.
1910	Hollis, Victor William.. ..	3, Offa Street, Hereford.

rolled	STUDENTS.	Address.
911	HOSKING, WILFRID	Central Chambers, Princess Square, Plymouth.
911	HOWARD, ALGERNON	39, Oxford Row, Putney, S.W.
909	HOWARD, JOHN GULLIVER	135, High Street, Berkhamsted, Herts.
911	HUCKLEBRIDGE, SIDNEY EAMES ..	54, St. Leonard's Road, Exeter.
912	HUGHES, ERNEST	20, Balmoral Road, Liverpool, E.
911	HUGHES, LESLIE	Penryn Lodge, Middleton Hall Road, King's Norton, near Birmingham.
911	HUMPHREYS, REGINALD	Hazlehurst, Neath Road, Maesteg, Glamorganshire.
911	HUNT, MAURICE LEONARD	Cotsford, Uplands Park, Enfield, Middlesex.
911	HUTCHINS, RALPH	Forge House, Egham.
912	HUTSON, REGINALD ARTHUR	Ware, Hertfordshire.
910	JAMRACH, HENRY CHARLES ..	3, Avenue Road, Anerley, S.E.
909	JENKINS, GEORGE DENHAM	Kingston, Wareham, Dorset.
910	JOHNSON, PHILIP WALTER	25, Gloucester Place, Brighton.
911	JONES, JOHN REGINALD	11, Radcliffe Avenue, Harlesden, N.W.
910	JONES, WILFRED ESMOND	22, Duke's Avenue, Muswell Hill, N.
909	JONES, WILLIAM OWEN	7, Garth Road, Bangor.

Enrolled.	STUDENTS.	Address.
1912	KEASLEY, WILLIAM ERIC	31, Bell Street, Reigate.
1910	KEEN, ARNOLD GRAY	Birkdale, Kidderpore Avenue, Hampstead, N.W.
1911	KEIGHLEY, SAMUEL, Jun.	Bleak House, Manchester Road, Burnley, Lancs.
1912	KEMP, DOUGLAS GORDON	Temple House, George Street, Ryde, I.O.W.
1912	KILLENDER, HENRY CLAUDE ..	94, Garmoyle Road, Liverpool.
1911	KING, HERBERT FORESTER	10, Newlands Park, Sydenham, S.E.
1912	KNOWLES, WILLIAM SCOTT	Egerton House, Gloucester.
1910	LANE, FRANK DONOVAN	2, Church Street, Christchurch, Hants.
1910	LANGLANDS, CHARLES JOHN LAWRENCE	Hazon House, Epsom.
1912	LANGLANDS, DAVID	Sutton at Hone, near Dartford, Kent.
1911	LEATHERDALE, FRANCIS HAROLD ..	12, Station Road, Portslade, Sussex.
1911	LEWIS, CHARLES HENRY	4, Ravenslea Road, Wandsworth Common, S.W.
1912	LEWONSKI, RAY CARLON	143, Sackville Road, Hove.
1911	LEYSHON, WILLIAM	Brynderwen, Ystradgynlais, Brecon.
1911	LINGARD, WILLIAM	Gorsefield, Davenport Park, Stockport.
1912	LITTLE, NOEL ERNEST	Newbold Pacey Hall, Warwick.
1911	LLOYD, WALTER ERNEST	Glenallon, Greenbank Drive, Liverpool.
1912	LLOYD, WILLIAM ELLIS	48, Orme Road, Bangor.
1911	LONE, REGINALD WILCOX	Glengeldie, Montalt Road, Woodford, Essex.
1912	LOWDEN, DAVID	Rangemore, Burton-on-Trent.
1911	MCCASH, JOHN WATSON	Cornhill House, Perth.
1910	MCDOWALL, ARCHIBALD	St. Margaret's, Loughton, Essex.
1910	MCGREGOR, ERIC	13, Marchmont Crescent, Edinburgh.
1912	MCLEARON, SEPTIMUS OSWIN ..	Naval House, Harwich.
1911	MANSON, THOMAS BEATON	12, Regent's Park Terrace, Strathbungo, Glasgow.
1911	MARTIN, ALFRED GUY TRICE ..	St. Mary's Street, Ely, Cambs.
1912	MASON, HUBERT CHASE	59, Dingwall Road, Croydon.
1911	MAXWELL, ALLEN	25, Brazennose Street, Manchester.
1912	MAY, FRANK SIDNEY EDWARD ..	39, Christchurch Road, Streatham Hill, S.W.

rolled.	STUDENTS.	Address.
911	MEAD, BERNARD WALLACE	27, Ladbroke Gardens, W.
912	MEDHURST, ARCHIBALD WILLIAM BERTRAM	9, Westover Road, Wandsworth Common, S.W.
911	MILES, HANNAM EDWARD	Puddletown, Dorchester.
911	MILES, OWEN	The Denes, Great Yarmouth.
909	MILLS, IRWIN STUART	6, Station Parade, Muswell Hill, N.
911	MILLYARD, GEORGE	Littlebridge, Bromyard, Worcester.
912	MOLE, HAROLD PEARCE..	St. Catherine's, Redhill, Surrey.
912	MOON, JOHN PETERS	"Oaklands," Severn Road, Weston-super-Mare.
912	MORGAN, WILFRED WINTER ..	Churchend, Slimbridge, near Stonehouse, Gloucestershire.
912	MORGAN, WILLIAM NOEL	Maesydderwen, Mountain Ash, Glam.
909	MORRIS, ELLIS	Craigard, Hermon Hill, Wanstead, Essex.
911	MURRAY, CYRIL AUBREY	3, Bellevue Road, Tunstall Road, Sunderland.
910	NEWILL, WILFRID MARSTON	Lydbury North, Shropshire.
911	NEWTON, ALAN HERBERT	Morn Dale, Bereweeke Road, Winchester.
910	NICHOLS, RAYMOND JOHN	The Towers, Church Street, Bridgwater, Somerset.
911	NIGHTINGALL, CHARLES WILLIAM..	51, Deerings Road, Reigate, Surrey.
911	NIXON, ERNEST	16, Highbury, Newcastle-on-Tyne.
909	NIXON, FREDERICK..	47, High Street, Bedford.
910	NORTHCOTT, FRANCIS FREDERICK..	85, Belle Vue Road, Shrewsbury.
912	ODY, CYRIL	4, Richmond Road, Fallowfield, Manchester.
910	OLLIFF, FREDERICK CHARLES ..	3, Lansdown, Stroud, Glos.
910	OPENSHAW, GEOFFREY ORMEROD..	Kentisbury Grange, near Barnstaple, N. Devon.

Enrolled.	STUDENTS.	Address.
1910	Orton-Smith, Geoffrey Ewing	125, Lordswood Road, Harborne, Birmingham.
1911	Ostler, Walter Hollingsworth	Westleigh, Dunstable, Beds.
1912	Owen, Thomas Burwood	Park Farm, Lypiatt, Stroud, Glos.
1911	Palmer, Robert Sidney	8, Chaddesley Terrace, Swansea.
1911	Parker, Herbert William ..	Heck House, Grimsby.
1910	Parry, David Morris	Gwynfryn, Pwllheli, Carnarvon.
1911	Parry, Gwilym John	10 and 12, Market Street, Carnarvon.
1910	Parsons, Harold Charles.. ..	88, St. Andrew's Road, Exmouth, Devon.
1909	Paterson, Thomas Simpson, Jun.	16, Cook Street, Liverpool.
1912	Payne, Ralph Richard Bedford	Chesham House, Hitchin, Herts.
1911	Penaluna, Alfred John	Pencoys, Dartford Road, Dartford, Kent.
1910	Perrin, Frank Janes..	Park Lane, Barnstaple, Devon.
1911	Phillips, Reginald Herbert ..	The Vicarage, Stone, Ashford, Kent.
1909	Phillips, William R.	57, Chatsworth Road, Brondesbury, N.W.
1912	Pick, Stanley George	Castle Hotel, Norwich.
1911	Pierson, Percy Roach	Oaklands, Maidstone Road, Chatham.
1911	Pippard, Alfred John Sutton..	48, Kingston Road, Southville, Bristol.
1911	Porter, Edward Lettington ..	High View Avenue, Grays, Essex.
1909	Powell, Walter Evernden ..	Hillcote, Bideford, Devon.
1912	Pratt, Frank Wilson Davis ..	3, Grand Drive, Leigh-on-Sea, Essex.
1910	Price, Eric Arthur	"Gwynva," Holden Road, Woodside Park, N.
1909	Priday, Arthur Kenneth	102, Riggindale Road, S.W.
1911	Punter, Percival Alan	27, Grove Road, Bridgend, Glam.
1912	Purry, Ernest	51, Parliament Hill, N.W.
1912	Rayner, William Dex Lea.. ..	21, Clasketgate, Lincoln
1910	Rea, James Trevelyan	3, West Beach, Lytham, Lancs.
1911	Rex, Francis Nicholson	Ferndale, Luton Road, Harpenden, Herts.
1912	Rhys, John Percival..	17, Hartley Avenue, Plymouth.
1910	Riccomimi, James Arthur	5, The Paddock, Chatham.

olled.	STUDENTS.	Address.
911	Richards, Carl Edward	Stour Lodge, Wimborne, Dorset.
910	Richardson, Charles Frederick James	17, The Avenue, Minehead, Somerset.
911	Ritchie, Hugh Victor Ormiston	Normanton Lodge, Stamford.
911	Ritchie, William Todd	Meckphin, Methven, Perthshire.
911	Roberts, Edward Thomas.. ..	Arosfa, Sketty Road, Swansea.
912	Roberts, Hugh Henry	D'Eresby House, Bettws-y-coed, Carnarvon.
910	Roberts, John Hubert	Springfield, Bedford Well Road, Eastbourne.
912	Roberts, Richard Ednyfed ..	Fron Dirion, Llanfair P.G., Anglesey.
912	Roberts, Robert Griffith.. ..	Manchester House, Abergele, N. Wales.
911	Robinson, Alfred Keen	Y.M.C.A., Huddersfield, Yorks.
912	Robinson, Joseph Temple.. ..	33, Coleshill Street, Atherstone, Warwickshire.
910	Robinson, William Mathews ..	Cargo, Carlisle.
910	Rose, Frederick Charles	Waterloo House, Queen Street, Whittlesea, Cambs.
911	Rose, Ronald Charles..	Stuart Road, High Wycombe.
911	Rowell, Guy Lennox Sydenham	Roseland, Marston Ferry Road, Oxford.
911	Roy, Bidhu Bhusan	217, Camden Road, N.W.
911	Russell, Robert..	2f, Vicarage Mansions, Abbotsford Avenue, West Green, N.
911	Scrutton, Frank Seymour ..	Eltham Lodge, Frinton-on-Sea, Essex.
912	Seabrooke, Ernest	The Hendon Rural District Council, Surveyor's Department, Great Stanmore, Middlesex.
910	Searle, Gilbert Odell	The College, Wye, Kent.
911	Sexton, George William Francis	Rosemount, Christchurch Avenue, Brondesbury, N.W.
912	Simmons, Paul Emery..	Eastrop Fields, Basingstoke.
911	Simpson, Harry Trevor	Carlton, West Park Road, Blackburn.
911	Simpson, Ivan L.	Carlton, West Park Road, Blackburn.
911	Simpson, William Leonard ..	Horsecroft, Bury St. Edmund's.
909	Skarratt, Ronald James Martin	2, Berkeley Place, Cheltenham, Gloucestershire.
911	Skinner, Russell Edward.. ..	Penolver, Ridgeway Road, Redhill, Surrey.
909	Skipper, Reginald Hayward ..	Sutton Lodge, Ipswich Road, Norwich.
910	Skitmore, Thomas..	45, Talbot Street, Rugeley, Staffs.
910	Skitt, Rowland Colley	The Firs, Freshfield, Liverpool.
910	Slade, Reginald James	38, High Street, Shrewsbury.

Enrolled.	STUDENTS.	Address.
1910	Smallman, Arthur Frederick Strong	Eliot Lodge, Albemarle Road, Beckenham, Kent.
1911	Smith, Geoffrey	Prinstead Cottage, Winchester.
1909	Smith, Herbert Gordon	Sunnyside, Monkseaton, Northumberland.
1911	Smith, Hubert John	45, Coleraine Road, Blackheath, S.E.
1911	Smyth, James..	c.o. G. A. R. Chamberlain, Enville, near Stourbridge, Worcestershire.
1911	Snell, Charles Frederick ..	Brierwood, Mountfield Road, Church End, Finchley, N.
1911	Somers, Victor Ernest George..	The Manse, Thurleigh, near Bedford.
1910	Sortwell, Arthur Robert ..	17, Hamilton Road, Ealing, W.
1912	Soundy, Percy Walter	19, Bridgegate, Retford, Notts.
1911	Southgate, Charles Crouch ..	Hale End, Chingford, Essex.
1910	Starley, Bernard	46, Holyhead Road, Coventry.
1910	Stedman, Ernest Walter.. ..	"Ennerdale," Brownlow-road, Redhill, Surrey.
1911	Stiles, Arthur	Lincoln House, Ponders End, Middlesex.
1910	Stradling, Reginald Edward..	6, North Street, Bedminster, Bristol.
1910	Sturge, Paul Dudley..	Fern Hollow, Rocklease Avenue, Stoke Bishop, Bristol.
1912	Surgey, Henry Norris..	The Hoo, Seaford, Sussex.
1911	Sutton, Leonard Cecil Leicester	Kilmersdon, Bath.
1911	Swift, Thomas Edgar	Warrenton, Gregories Road, Beaconsfield, Buckinghamshire.
1912	Teverson, Harry Gordon.. ..	Norfolk House, Cambridge Road, Ely.
1910	Thomas Frederick Mowbray ..	Town Hall, Ealing, W.
1911	Thomas, Owen Kingsley	Winterbourne, Eaton Crescent, Swansea.
1911	Thomson, Leslie Richard.. ..	145, Brownhill Road, Catford, S.E.

rolled.	STUDENTS.	Address.
911	THORPE, RAYMOND WILLIAM.. ..	East Lynne, Leicester Road, New Barnet.
911	TIFFEN, THOMAS WILLIAM	142, Warwick Road, Carlisle.
912	TOMMIS, GEORGE HAROLD	Lindfield, Hawthorn Park, Wilmslow, Cheshire.
908	TOMSON, MAYNARD..	Bedford House, Luton, Beds.
909	TOWNSEND, CECIL PHILLIP	Lawnfield, Castle Hill, Maidenhead.
911	TRENCH, WALLACE TALBOT	72, Clifden Road, Twickenham, Middlesex.
910	TROTTER, GERARD	Avenue Road, Witham, Essex.
912	TURNER, DOUGLAS WARNER.. ..	Langwith Lodge, Mansfield, Notts
911	TURNER, WILFRED EDWARD ..	Lynwood, North Road, Wells, Somerset.
910	UNDERWOOD, ARTHUR CHARLES ..	7, Beech Street, Fairfield, Liverpool.
910	VAUGHAN-PHILLIPS, CUTHBERT EMRYS	Headingley Terrace, Leeds.
910	VEAL, WILFRED HENRY..	5, Belmont Road, Falmouth.
912	VICKERY, RAYMOND MILTON ..	Combe St. Nicholas, Chard, Somerset.
910	VOICE, HUGH GUY	Wilmington House, East Grinstead, Sussex.
910	VOKES, ARTHUR JAMES	96, Fawnbrake Avenue, Herne Hill, S.E.

Enrolled.	STUDENTS.	Address.
1911	WALKER, STEWART EDGAR	10, Harrison Road, Halifax.
1910	WALKER, WILLIAM ALBERT	94, High Street, Cradley Heath, Staffordshire.
1911	WALLEY, PERCY WOODS	Frankton, near Oswestry, Shropshire.
1909	WARD, ALEXANDER HENRY	Hewton, Bere-Alston, South Devon.
1911	WARD, ARMAND DOUGLAS	Dunloe, Mayfield Avenue, Woodford Green, Essex.
1911	WARD, FRANK	Burnville, Brentor, Tavistock, Devon.
1910	WATNEY, RONALD DENDY	5, Church Road, Tunbridge Wells.
1911	WATTS, ALFRED LANCELOT	Elbe House, Whitby, Yorks.
1912	WATTS, SYDNEY	5, Bank Buildings, W. Kensington, W
1911	WEBB, MUSGRAVE MAITLAND ..	Westfield, Hatch End, Middlesex.
1909	WELCH, CECIL JOSEPH MARSH ..	The Folley, Dunmow, Essex.
1911	WEST, TERENCE COLIN	18, Worfield Street, Battersea, S.W.
1911	WHITAKER, JOHN	33, Ormerod Road, Burnley, Lancashire.
1912	WHITE, TALIESYN GWYN	Caecerrig, Pontardulais, Carmarthen.
1911	WIGGIN, NOEL HOLME	Duchy of Cornwall Office, Shepton Mallet, Somerset.
1910	WILKINSON, SYDNEY CECIL	9, Mount Pleasant, Newmarket Road, Norwich.
1911	WILLIAMS, CHARLES BERNARD ..	Salop House, Oswestry.
1911	WILLIAMS, RONALD DUKE	The Agricultural College, Aspatria, Cumberland.
1912	WILLIS, HENRY VICTOR	2, Clausentum Road, Bevois Mount, Southampton.
1911	WILLIS, HOWARD LOESCHER ..	"Broad Meadow," Russell Road, Moseley, Birmingham.
1911	WILLIS, THOMAS	22, Hornby Terrace, Morecambe.
1912	WOLLASTON, CHARLES HENRY FOX	Bleak House, St. Albans, Herts.
1912	WOLTON, HUBERT CORDY	Lavenham Hall, Suffolk.
1912	WOMACK, OSWALD CEDRIC	115, Alexander Road, South Hampstead, N.W.
1912	WOODROFFE, NORMAN FREDERIC ..	51, Lincoln's Inn Fields, W.C.
1911	WOOLLEY, JOHN LEYLAND	Coopers Hill House, Brockworth, Glos.
1912	WOOLLEY, JOHN STANLEY	Spursholt, Romsey, Hants.
1912	WOOTTEN, CHARLES STANLEY ..	27, Broughton Road, Ealing, W.
1912	WOOTTEN, ERIC HERBERT	Walpole Mansions, 41, Bond-street, Ealing.
1911	WRIGHT, GEORGE THOMAS	Stacey House, Crouch Street, Colchester
1910	WRIGHT, JAMES ALEXANDER ..	Melbury, Grange Road, Bushey, Herts
1910	WRIGHT, SILVESTER ALBAN	82, Hurst Grove, Bedford.

rolled.	STUDENTS.	Address.
911	YENDELL, ALFRED TOM	44, Ongar Road, West Brompton, S.W.

Total Number of Students, 345.

SUMMARY.

Honorary Members	24
Fellows	1925
Professional Associates	2224
Associates	62
Colonial Fellows	55
Students	345
Total	4635

NOTE.—To ensure the regular transmission of the Papers and Notices, it is rticularly requested that any changes of address be communicated at once to Secretary.

Members Transferred since the Publication of the January List from the Class of Professional Associates to that of Fellows.

Armstrong, Albert Leslie..	12, Dragon Avenue, Harrogate.
Ball, James Robert.. ..	L. and N.W. Railway Estate Department, Euston Station, N.W.
Bare, Arnold Edwin ..	Kingsgate House, 115, High Holborn, W.C.
Batterbury, Norman Boniface	4, Whitehall Place, S.W.
Bradshaw, Arthur George	Town Hall, Lancaster.
Burn, Joseph	Prudential Assurance Company, 142, Holborn Bars, E.C.
Davey, John..	The Nook, Vanbrugh Fields, Blackheath, S.E.
Drew, Stanley Thomas..	Mayfield, Grove Park, Kent.
Entwistle, Charles Carruthers	Valuer's Office, 108, Deansgate, Manchester.
Eyles, Charles Henry..	19, Charing Cross Road, W.C.
Gibson, Alexander William	2, Railway Approach, Worthing, Sussex.
Harding, Charles Reginald	County Land Agent's Office, County Council Buildings, Newport, Mon.
Hawkins, Edward Robinson	Downham Market, Norfolk.
Hines, Ernest Owen.. ..	Oxted House, St. Johns, Ipswich.
Kaye, Herbert	8, St. John's North, Wakefield, Yorkshire.
Lander, Sidney Montem..	Valuer's Office, 3, Sansome Place, Worcester.
Martin, Harrison	27, Chancery Lane, W.C.
Meacher, Edmund	Worcester Chambers, Pierpoint Street, Worcester.
Mumby, Elvin Fowler ..	War Office, 80, Pall Mall, S.W.
Newman, Henry Arthur, A.M.I.C.E.	Council Offices, Church End, Finchley, N.
Parratt, Oswald Estcott	17, Southampton Street, Bloomsbury Square, W.C.
Pitt, Joseph Henry ..	14, Harvest Road, Brondesbury Road, N.W.

Randall, William Edward Renwell, Jun.	171, High Street, Chatham.
Rawlence, Duncan Alfred	Newlands, London Road, Salisbury.
Redfern, Herbert William	20, Mill Street, Bedford.
Rice, Benjamin Louis ..	17, Dale Street, Liverpool.
Rider, Sydney Franklin..	37, Bramley Road, Notting Hill, W.
Rogers, Montagu Stanley	78, Gloucester Road, South Kensington, S.W.
Salmon, Joseph Harold..	Valuer's Department, 5, Lyndhurst Road, Peckham, S.E.
Smith, Hugh..	Auction, Land and Estate Office, St. Peter's Road, Broadstairs.
Spalding, Frank Ewart ..	9, Stone Buildings, Lincoln's Inn, W.C.
Stone, Frederic..	Estate Office, Newmillerdam, Wakefield, Yorks.
Terry, Frank Treacher..	107, Victoria Street, S.W.
Tomlin, Francis Ferrier..	50, Station Road, Wood Green, N.
Winder, Francis Arnold..	Corn Exchange Chambers, Sheffield.
Wright, Ernest Harry..	6, Thomas Street, Woolwich, Kent.

Members who have Died or Retired since the Publication of the January List.

FELLOWS:

Armstrong, Alexander Moore, Capt.	Culmore House, Kilrea, Co. Londonderry.
Ashdown, Augustus Harding	Talbot Chambers, Shrewsbury.
Banks, John..	Kendal, Westmorland.
Barnes, William Arthur..	Westland, Kells, Co. Meath.
Bathgate, Charles S. ..	26, Bellgrove Street, Glasgow.
Brown, Frederick	London County Council, Spring Gardens, S.W.
Campbell, Henry Hunter	11, Old Hall Street, Liverpool.
Crosby, James Dayrolles	Gurtenard, Listowel, Co. Kerry.
Drew, Henry	15, Queen Street, Exeter.
Eayrs, John Thomas.. ..	Clarence Chambers, Corporation Street. Birmingham.
Ford, Solomon, a.r.i.b.a...	3, South Square, Gray's Inn, W.C.
Gilbert, William Henry Sainsbury	70, Queen Street, Cheapside, E.C.
Gillart, David	Penrallt, Machynlleth, Montgomery.
Grain, Arthur Tress.. ..	66, St. Andrew's Street, Cambridge.
Grimley, Thomas	40, Temple Street, Birmingham.

Harris, James	Winchester.
Harston, Arthur	60, Cawley Road, Hackney, N.E.
Hosford, Edward Henry Poe	76, George Street, Limerick.
Jenkins, Oswald	24, Rectory Road, Sutton Coldfield, Warwickshire.
Knox, Albert Frederic ..	Estate Office, Ballina, Co. Mayo.
Knox, Albert Henry ..	Ballina, Co. Mayo.
Knox, Ernest Henry.. ..	Greenwood Park, Crossmolina R.S.O., Co. Mayo.
Meredith, Lewis Boyle ..	Graiginconna, Bray, Co. Wicklow.
Quin, Richard	Highbury House, Woodlane, Falmouth.
Rees, Ithel Treharne, M.I.C.E.	Guildhall Chambers, Cardiff, Glam.
Rickman, Thomas Miller, A.R.I.B.A.	64, Philbeach Gardens, Earls Court, S.W.
Roderick, John	2, Temple Row West, Birmingham.
Roe, William James, B.A. (*Dublin*)	1, Upper Ely Place, Dublin.
Rooney, Samuel	Cefn Mably Chambers, 9, Quay Street, Cardiff.
Vandeleur, Cecil Ernest	Windgate House, Greystones, Co. Wicklow.
Vigers, Robert	Wellesley House, Sloane Square, S.W.
Ward, George	2, Stowe Road, Goldhawk Road, W.
Waterman, James	Tenterden and Ashford, Kent.
Watson, William James..	38 and 39 Piccadilly, W.

PROFESSIONAL ASSOCIATES:

Aubrey, William Beauchamp	Springfield, Chelmsford, Essex.
Austen-Leigh, Lionel Arthur	2, Southcote Road, Reading.
Bagshaw, Noel Boughton	Iselden, Headlands, Kettering, Northants.
Baring, Arthur	34, Great Cumberland Place, W.
Cocke, Edmund Sidney Dean	2, Liverpool Road, Ealing, W.
Dalzell, William Dickinson	Stoneleigh, Stanwix, Carlisle.
De la Cherois, George Leslie	Donaghadee, Co. Down.
Dodd, Harold James ..	The Mount, Goring-on-Thames, Oxon.
Ellen, Frederick Charles Groome	Eastfield House, Andover, Hants.
Garrod, Herbert James..	Cheveley, Newmarket, Cambridgeshire.

GETTINGS, SYDNEY SALTER..	Resident Engineer's Office, Sewerage Works, Tring.
HAYTON, JAMES DAWSON WRAY	22, Muswell Rise, Muswell Hill, N.
HECKFORD, HARLEY	Surveyor's Department, Council Offices, High Street, Poplar, E.
HIGGS, KENNETH ALAN ..	Wickham, Hayward's Heath, Sussex.
JESSETT, CHARLES EDWARD VERNON	100 South End, Croydon.
LEMMOIN-CANNON, HENRY..	17, St. Michael's Road, S.W.
MATTICK, ALLAN WALTER GEORGE	Market Place, Radstock, Somerset.
POLLOCK-HODSOLL, HAROLD EDWARD	22, Pembridge Mansions, W.
ROBINSON, HAROLD LAYTON	8, York Road, Ealing, W.
SMITH, JAMES..	Borough Surveyor's Office, Town Hall, Buckingham.
VAUGHAN, ARTHUR HERBERT	Nchima, Cholo, via Chinde, Nyassaland.

ASSOCIATES :

CASTLE, EDWARD JAMES, K.C.	89, Harcourt Terrace, South Kensington, S.W.
PINCHES, EDWARD EWIN ..	2, Essex Court, Temple, E.C.
WARREN, REGINALD AUGUSTUS	Preston Place, Worthing, Sussex.

List of Members who have gained Prizes at the Institution Examinations.

Amos, Frank	Crawter Prize, 1893.
Aris, John Whitton	Daniel Watney Prize, 1910.
Arnott, John..	Special Prize, 1885.
Ashton, Arthur Ward..	Beadel Prize, 1902.
Baines, William Henry	Penfold Silver Medal, 1906. Institution Prize, 1906.
Banks, Frederick Stuart A. ..	Penfold Gold Medal, 1898.
Barr, James, Jun.	Scottish Committee Prize, 1909.
Bearn, Arthur Frederick.. ..	Special Prize, 1909.
Beasley, John A. Llewellyn ..	Driver Prize, 1891.
Benson, Robert Alan..	Special Prize, 1884 (Bracketed).
Bickford, Joseph Grant	Special Prize, 1897.
Bowden, John Friendship.. ..	Institution Prize, 1891. Crawter Prize, 1899.
Boyton, Bertram Alfred	Special Prize, 1902.
Brand, James Douglas	Scottish Committee Prize, 1911.
Brierley, Hugh Colley	Institution Prize, 1900.
Bright, Tom Spencer	Special Prize, 1908.
Brown, Arthur Macdonald ..	Driver Prize, 1889.
Brown, Charles George	Crawter Prize, 1908.
Buss, Harold George	Galsworthy Prize, 1912.
Chambers, Theodore Gervase ..	Proxime Accessit Prize, 1894. Penfold Gold Medal, 1895.
Chapman, Charles Albert	Penfold Silver Medal, 1909. Driver Prize, 1909.
Clements, Cyril John..	Penfold Gold Medal, 1911.
Cobham, George William	Special Prize, 1890. Crawter Prize, 1890.
Cowell, Norman	Crawter Prize, 1911.
Crow, Philip Arthur	Institution Prize, 1908.
Daniel, Henry Wilkinson.. ..	Institution Prize, 1896.
Daniell, Frederick Stanley ..	Special Prize, 1901.
Dannatt, Percy Boothroyd ..	Driver Prize, 1905.
Davies, Cyril Froodvale	Crawter Prize, 1895.
Dell, Louis Michael	Institution Prize, 1911.
Dendy, William Cooper	Special Prize, 1889.
Dixon, Francis Edward	Special Prize, 1888.
Done, John James..	Driver Prize, 1887.
Donne, Cyril Henry	Daniel Watney Prize, 1907.
Dutton, Joseph	Driver Prize, 1908.
Eachus, Charles Alfred Eedes..	Crawter Prize, 1912.
Eason, Edward William	Institution Prize, 1893.
Easter, William	Driver Prize, 1896. Penfold Silver Medal, 1896.
Easton, Walter John..	Driver Prize, 1893.

Eve, Charles Gerald	Crawter Prize, 1898 (Bracketed).
Finn, Herbert Archibald	Special Prize, 1891.
Foster, Henry Oswald	Institution Prize, 1909.
Freeman, George	Driver Prize, 1899. Penfold Silver Medal, 1899.
Gate, Henry A. A.	Institution Prize, 1899.
German, George	Driver Prize, 1892.
Gibbon, William Jacomb	Driver Prize, 1885.
Green, Frederick Algernon	Penfold Gold Medal, 1897.
Hall, William Timothy	Institution Prize, 1884.
Hancock, Henry Sydney, Jun.	Special Prize, 1900.
Harrison, George J. R.	Special Prize, 1894.
Hazledine, John T. C.	Driver Prize, 1902. Penfold Silver Medal, 1902.
Head, John George	Crawter Prize, 1891.
Hoare, Arthur John	Driver Prize, 1903. Penfold Silver Medal, 1903.
Holmes, Montagu Price	Institution Prize, 1901.
Hood, Thomas	Daniel Watney Prize, 1901.
Hosegood, Andrew Webber	Crawter Prize, 1903 (Bracketed.
Hurcomb, Harold Francis	Special Prize, 1905.
Jarmain, William	Institution Prize, 1894.
Jenkinson, John	President's Prize, 1893.
Jessup, David Pooley	Crawter Prize, 1907.
Jewell, Arthur Edward	Penfold Gold Medal, 1912.
Jonas, Harry Marshall	Institution Prize, 1887.
Ker, Arthur Preston	Beadel Prize, 1903.
Kerr, John Murray	Institution Prize, 1897.
Knowles, George Potter	Galsworthy Prize, 1904.
Linney, Joseph Frederic	Galsworthy Prize, 1909.
Lloyd, Donald	Institution Prize, 1898.
Loban, Gustavus Taylor	Penfold Silver Medal, 1904. Driver Prize, 1904. Penfold Gold Medal, 1905.
Lord, Frederick William	Special Prize, 1906.
McTaggart, Hugh Harvey	Scottish Committee Prize, 1910.
Marsh, Frederick Stephen	Crawter Prize, 1910. Penfold Gold Medal, 1910.
Martin, Alfred John	Special Prize, 1893.
Martin, Heber Gambling	Institution Prize, 1888.
Mathews, Hugh Spencer	Beadel Prize, 1905.
Maw, Percival Trentham	Crawter Prize, 1903 (Bracketed). Penfold Gold Medal, 1903.
Mayne, Arthur John	Institution Prize, 1910.
Meacher, Edmond	Institution Prize, 1902.
Merry, Arthur Walker	Institution Prize, 1890.
Mills, Robert Henry	Penfold Gold Medal, 1908.
Morley, Eric	Penfold Silver Medal, 1911 Driver Prize, 1911.

Morris, Clifford	Beadel Prize, 1910.
Muir, James	Institution Prize, 1889.
Murrell, Sydney James	Penfold Gold Medal, 1906.
Newnham, Frank George	Crawter Prize, 1904.
Norman, Charles Frederick	Special Prize, 1904. Galsworthy Prize, 1905.
Parker, Frederic William	Daniel WatneySecond Prize,1907
Partridge, Edward John	Driver Prize, 1890. Penfold Gold Medal, 1894. Crawter Prize, 1894.
Patey, George Head	Institution Prize, 1907.
Paton, David Llewellyn	Driver Prize, 1901. Penfold Silver Medal, 1901.
Pemberton, Basil Charles	Special Prize, 1907 (Bracketed).
Perkins, Walter Frank	Special Prize, 1886.
Petrie, Alan Roy	Institution Prize, 1905. Penfold Silver Medal, 1905. Galsworthy Prize, 1908.
Phillips, William Dearlove	Special Prize, 1887.
Philpot, Clifford Needham	Daniel Watney Second Prize, 1910.
Physick, Walter Frederick	Institution Prize, 1886.
Pineger, James Reginald	Crawter Prize, 1900.
Pritchard, Henry	Daniel Watney Prize, 1904.
Raffety, Herbert William	Special Prize, 1892.
Reed, Richard George Gordon	Special Prize, 1898.
Renshaw, Charles Gordon	Beadel Prize, 1911.
Richards, Robert Herbert	Beadel Prize, 1909.
Richards, Walter Rowe	Penfold Gold Medal, 1909.
Richardson, Oliver Archer	Crawter Prize, 1892.
Robertson, Charles Boyd	Scottish Committee Prize, 1905.
Rolleston, William Gustavus Stanhope	Institution Prize, 1883.
Roods, Alfred	Driver Prize, 1886.
Rook, Joseph Taylor	Special Prize, 1896.
Rubinstein, Isaac	Galsworthy Prize, 1910.
Satchell, Charles	Special Prize, 1883.
Savill, Henry Norman	Crawter Prize, 1906.
Sawyer, John Ashton	Daniel Watney Second Prize, 1904.
Selby, John Baseley	Special Prize, 1884 (Bracketed).
Shrosbree, Albert de Bois	Driver Prize, 1910. Penfold Silver Medal, 1910.
Sissons, William Wyrill	Penfold Silver Medal, 1908.
Smith, Frank William	Driver Prize, 1888.
Smith, Harold Robert	Beadel Prize, 1904.
Smith, Sydney Arthur	Driver Prize, 1897. Penfold Silver Medal, 1897. Penfold Gold Medal, 1899.

Stensley, James Calvert	Crawter Prize, 1905.
Squire, Gerald Robert	Institution Prize, 1892.
Stedham, Percy Norman	Special Prize, 1910.
Symons, Gilbert George	Beadel Prize, 1906.
Tarrant, Walter..	Institution Prize, 1881.
Taylor, John Henley..	Special Prize, 1907 (Bracketed).
Terry, Frank Treacher	Galsworthy Prize, 1911.
Theakston, William Pease ..	Crawter Prize, 1898 (Bracketed).
Thomas, Charles John..	Driver Prize, 1898. Penfold Silver Medal, 1898. Penfold Gold Medal, 1900.
Tiffen, John Henry	Institution Prize, 1885.
Tillyard, Sidney Joseph	Institution Prize, 1903. Penfold Gold Medal, 1907. Galsworthy Prize, 1907.
Treadwell, Henry John	Driver Prize, 1883.
Trent, William Edward	Penfold Gold Medal, 1901.
Venning, Harry John..	Driver Prize, 1906.
Walker, William Selves	Special Prize, 1895. Crawter Prize, 1897.
Waller, Wathen Arthur	Beadel Prize, 1908.
Warmington, Herbert Andrew Cromartie	Crawter Prize, 1901.
Watson, Herbert John	Institution Prize, 1895.
Webb, Jonas Marshall	President's Prize, 1884.
Weetman, William Charles Cumming	Penfold Silver Medal, 1907.
Wheldon, Martin Lowish	Driver Prize, 1900. Penfold Silver Medal, 1900. Penfold Gold Medal, 1902. Crawter Prize, 1902.
Whittaker, John Dronsfield ..	Driver Prize, 1894. Penfold Silver Medal, 1894. Penfold Gold Medal, 1896. Crawter Prize, 1896.
Widdicombe, Charles Edwin ..	Penfold Gold Medal, 1904.
Williams, Harold..	Special Prize, 1903.
Wood, Leslie Stuart	Daniel Watney Prize, 1900.
Wraight, George Frederick Harold	Crawter Prize, 1909.
Wykes, Herbert Ivie	Galsworthy Prize, 1906.
Young, William Ross..	Scottish Committee Prize, 1906.

List of Provincial Committees.

JULY 1st, 1912.

BEDFORD, ESSEX, HERTFORD, AND MIDDLESEX Committee.
Chairman.
AUBREY RUMBALL, St. Alban's, Hertfordshire.
Honorary Secretary:
ARTHUR WALKER MERRY, 17, High Street, Leighton Buzzard.

BERKS, BUCKS, AND OXON Committee.
Chairman.
DRYLAND HASLAM, JUN., Friar Street Chambers, Reading.
Honorary Secretary.
MARTIN COLLIER DUCHESNE, Farnham Common, Slough, Bucks.

CAMBRIDGE, HUNTINGDON, NORFOLK, AND SUFFOLK Committee.
Chairman.
ARCHIBALD LACY SCOTT, Long Melford, Suffolk.
Honorary Secretary.
LANCELOT GOULDER HAWKINS, Downham Market.

CUMBERLAND AND WESTMORLAND Committee.
Chairman.
HERBERT JOHN WATSON, St. Helen's, Cockermouth, Cumberland.
Honorary Secretary.
THOMAS BROWN, JUN., Prospect House, Holmrook, Cumberland.

DERBY AND STAFFORD Committee.
Chairman.
THOMAS ALFRED FULLER, The College, All Saints', Derby.
Honorary Secretary.
ARTHUR JOHN HOOLEY, The College, All Saints, Derby.

DEVON AND CORNWALL Committee.
Chairman.
ARTHUR STEPHEN RENDELL, Market Terrace, Newton Abbot, Devon,
Vice-Chairman.
ERNEST ALLEN STAPLEDON, Bridge Chambers, Bideford, North Devon.
Honorary Secretary.
JOHN FRIENDSHIP BOWDEN, Bedford Chambers, Exeter.

HAMPSHIRE, DORSET, AND SOUTH WILTS Committee.
Chairman.
WILLIAM BURROUGH HILL, 81, Above Bar, Southampton.
Honorary Secretary.
HENRY EDWARD DUKE, Maen, Dorchester.

IRISH BRANCH Committee.

Chairman.

PETER DAVID FITZGERALD, Estate Office, Adare, Co. Limerick.

Secretary.

B. J. NEWCOMBE, 110, Grafton Street, Dublin.

KENT Committee.

Chairman.

HERBERT MANSFIELD COBB, Higham.

Honorary Secretary.

ROBERT COBB, Borstal Lodge, Rochester.

LANCASHIRE AND CHESHIRE Committee.

Chairman.

EDMUND KIRBY, F.R.I.B.A., 5, Cook Street, Liverpool.

Vice-Chairman.

JOHN MARCUS BEAUMONT REA, 5, Winckley Street, Preston, and Lytham.

Honorary Secretary.

JOHN HERBERT HALL, 1, Cooper Street, Manchester, and 2, Dunham Road, Altrincham, Cheshire.

LEICESTERSHIRE, NORTHAMPTONSHIRE, AND RUTLAND Committee.

Chairman.

HORACE GEORGE CLOUGH TAYLOR, 39, Friar Lane, Leicester.

Honorary Secretary.

MAURICE THEODORE WOOLLEY, Rectory Place, Loughborough, Leicestershire.

NORTHUMBERLAND AND DURHAM Committee.

Chairman.

JOHN WALTON TAYLOR, F.R.I.B.A., St. John Street, Grainger Street West, Newcastle-on-Tyne.

Honorary Secretary.

ARTHUR PRESTON KER, Moothall, Newcastle-upon-Tyne.

NOTTINGHAM AND LINCOLN Committee.

Chairman.

JOSHUA WALKER, Bridge Offices, Bridgegate, Retford.

Honorary Secretary :

EDWARD JAMES TURTON, Horkstow, Barton-on-Humber, Lincolnshire.

SALOP, HEREFORD, AND MID-WALES Committee.

Chairman.

BROWNLOW RICHARD CHRISTOPHER TOWER, Bridgewater Estate Office, Ellesmere, Salop.

Honorary Secretary.

ARTHUR MURHALL HICKMAN, Pride Hill Chambers, Shrewsbury.

SCOTTISH Committee.

Chairman.

James Inglis Davidson, Saughton Mains, Corstorphine, Midlothian.

Honorary Secretary

William Fraser, 209, St. Vincent Street, Glasgow.

SOMERSET, GLOUCESTER, AND NORTH WILTS Committee.

Chairman.

Henry Burroughes Napier, Ashton Court Estate Office, Long Ashton, Clifton, Bristol.

Honorary Secretary.

Frederick Allen Sturge Goodbody, 33, Corn Street, Bristol.

SURREY Committee.

Chairman.

Charles Frederick Slater, 52 & 53, Cheapside, E.C.

Honorary Secretary.

Thomas Brent, c/o Messrs. Chesterton and Sons, The Norbury Manor Estate Office, London Road, Norbury, S.W.

SUSSEX Committee.

Chairman.

Reginald Henry Powell, Estate Office, Lewes.

Honorary Secretary.

John Clay Lucas, Castle Precincts, Lewes, Sussex.

WALES (NORTH) Committee.

Chairman.

John Merry Porter, Estate Office, Colwyn Bay.

WALES (SOUTH) AND MONMOUTHSHIRE Committee.

Chairman.

Edwin Wortley Montagu Corbett, Bute Estate Office, Castle Street, Cardiff.

Honorary Secretary.

Francis Henry George Osmond-Smith, County Council Offices, Cardiff.

WARWICK AND WORCESTER Committee.

Chairman.

Henry Hendriks, 61, Temple Row, Birmingham.

Honorary Secretary.

Hugh Spencer Mathews, 12, Waterloo Street, Birmingham.

YORKSHIRE Committee.

Chairman.

Frank Massie, M.I.C.E., Tetley House, Kirkgate, Wakefield.

Honorary Secretary.

Richard Edgar Horsfall, 22A, Commercial Street, Halifax.

Local Distribution of Members under Counties.

The names of those Fellows who are or have been Provincial Chairmen are distinguished thus *.

BEDFORDSHIRE.

(Bedford, Essex, Hertford, and Middlesex Committee).

FELLOWS:

Cumberland, Edward Anthony..	Luton, and Leighton Buzzard.
Ellis, Arnold Robertson	47, High Street, Bedford.
*Eve, Herbert Trustram	2, St. Paul's Square, Bedford.
Fields-Clarke, George Thomas..	Estate Office, Southill Park, Biggleswade.
Franklin, Benjamin Belgrove ..	21, Market Hill, Luton.
Gripper, Joseph Edward	47, High Street, Bedford.
Merry, Arthur Walker	17, High Street, Leighton Buzzard.
Perks, Hugh Earl	2, St. Paul's Square, Bedford.
Redfern, Herbert William ..	20, Mill Street, Bedford.
Samuel, William John..	42, Mill Street, Bedford.
Tutt, Edwin Thomas	Market Place, Ampthill.

PROFESSIONAL ASSOCIATES:

Druce, Edric..	County Agricultural Institute, Ridgmont, Aspley Guise S.O.
Emery, Douglas Wade	Valuer's Department, 47, High Street, Bedford.
Fenning, John Henry..	38, Alexandra Road, Bedford.
Foll, Wallace Arthur..	Woburn Sands and Toddington.
Foster, Norman Beaumont.. ..	Northridge, Ampthill.
Gotelee, Guy Stanley..	20, Mill Street, Bedford.
Hall, Charles Pell	Park Farm Office, Woburn.
Hubbard, William Henry Guest	51, Guildford Street, Luton.
Jones, George	247, High Street North, Dunstable.
Robinson, James Charles Evitt..	Marsh Leys, Kempston, Bedford.
Smith, George	Town Hall, Luton.
Smith, Harold Ezra	13, Dunstable Road, Luton.
Weston, Joseph Aurelius	83, High Street, Bedford.
Wilson, Malcolm Millar	47, High Street, Bedford.
Wooldridge, Arthur Mainwaring	49, Goldington Avenue, Bedford.

BERKSHIRE.

(Berks, Bucks, and Oxon Committee).

FELLOWS:

Adkin, Charles Duncan	Wantage and Abingdon.
Bailey, Louis Hewitt..	Mereside, White Knight's Road, Reading.
Belcher, Edward John	Wantage.
Bingham, Alfred John..	Nalder Hill House, Newbury
*Buckland, Frank Bowry	Windsor.
Buckland, Henry Duneau.. ..	Windsor.
Buckland, Sidney Crawford ..	Windsor.
Butler, Albert Ernest	20, Broad Street, Wokingham.
Coles, Samuel Hood Cowper ..	Parsonage Farm House, East Garston, Lambourn.
Cooper, Arthur Leslie..	17, Friar Street, Reading.
Cooper, Stanley	17, Friar Street, Reading.
Dalgleish, Christopher	57, Albion Place, Reading.
Dreweatt, Thomas	Newbury.
Egginton, Denys	150, Friar Street, Reading.
*Gale, Joseph John	Market Place, Wallingford.
*Haslam, Dryland	Friar Street Chambers, Reading.
*Haslam, Dryland, Jun.	Friar Street Chambers, Reading.
Millar, William Galt..	1, Arcade Chambers, Reading.
Neate, Arthur Webb..	8, St. Mary's Hill, Newbury, and Hungerford.
Peto, James Winder	6, Market Place, Reading.
Rich, Robert..	Didcot.
Rutherford, James Augustine..	Estate Office, Highclere Park, Newbury.
Stanford, George	17, Blagrave Street, Reading.
Todd, Richard	Englefield, near Reading.
Webber, Henry Stanton	23, Queen Street, Maidenhead.
White, Walter Ernest Coates ..	Chatwood, Wokefield Green, Mortimer.

PROFESSIONAL ASSOCIATES:

Bennett, Maurice Christmas ..	39, Blagrave Street, Reading.
Cunningham, William Frederick	57, Albion Place, Reading.
Davy, Clifton Robert..	86, High Street, Maidenhead.
Edgington, Walter, b.a. (*Oxon.*)	Nalder Hill, Newbury.
Gale, Harold James	Market Place, Wallingford.
Gale, Leonard Franklin	Market Place, Wallingford.
Greenaway, Joseph Reginald ..	10, Southgate Road, Reading.
Hamlyn, Jack	Rivermead, Bray.
Keep, William Henry..	Valuation Department, Inland Revenue, 57, Albion Place, London Rd., Reading.
Lawrence, Charles William Johnson	Elmfield, Cookham Road, Maidenhead.

Lumley, Edward Adrian	Whiteladyes, Cookham.
Mayhead, Basil Stuart	The Lion Hotel, Abingdon.
Mayne, Arthur John	Holme Park Estate Office, Sonning, Reading.
Procter, Claude Horace	Messrs. Giddy and Giddy, Maidenhead.
Shorney, Arthur Shepherd ..	Hayward's Farm, Theale, near Reading
Simpson, Leslie Shepherd	27 and 28, Market Place, Reading.
Smallbone, Henry James	Streatley-on-Thames.
Smith, Edmund George	Valuer's Office,57,Albion Place,Reading.
Todd, Leslie Edward	Warwick House, Theale, Reading.
Vardy, Charles Alfred Silver..	Cliveden Chambers, Maidenhead.
Wapshott, Francis Elliss	Queen Street Chambers, Maidenhead.

BUCKINGHAMSHIRE.

(Berks, Bucks, and Oxon Committee.)

FELLOWS:

Duchesne, Martin Collier ..	Farnham Common, Slough.
Harrison, James Thomas	Town Hall Offices, Buckingham.
Lawrence, Arthur	Great Marlow.
Lees, Frank Arthur	District Valuer's Office, High Wycombe.
Myers, Legender William.. ..	Essex House, Beaconsfield.
Pemberton, Charles Oliver Paget	Tyringham, Newport Pagnell.
Raffety, Harold Vezey	District Valuer's Office, High Wycombe.
Vernon, Arthur	Borshams, High Wycombe.
Vernon, Arthur Stanley	41, High Street, High Wycombe.
Wigley, Herbert Henry	Winslow.
Wigley, Sidney Prudden	Winslow.

PROFESSIONAL ASSOCIATES:

Alderson, Charles Henry.. ..	c.o. H. R. Holbeche, Amersham.
Banham, Edward Longley.. ..	Ashcroft, Penn.
Bayes, John George	District Valuer's Office, High Wycombe.
Benjamin, Ashley Florian.. ..	The Chestnuts, Chalfont St. Peter.
Blake, Alfred Eveleigh	118, High Street, Slough.
Fitch, Sidney..	District Valuer's Office, High Wycombe.
Foll, Wallace Arthur..	Bletchley and Newport Pagnell.
Frost, Alfred Cardain	Station Approach, Gerrard's Cross Station
Hambell, Philip Clayton	83, High Street, Newport Pagnell.
Hodwin-Austen, Robert Annesley	c/o Messrs. Beck and Ellis, High Street, Great Missenden.

HAYES, FREDERICK PERCY	The Thornes, New Road, Chesham.
LAIRD, JOHN	High Street, Marlow.
LEE, ALFRED FREDERICK	15, High Street, High Wycombe.
LOCK, CHARLES	District Valuer's Office, High Wycombe.
ODAM, GEORGE MAXWELL	County Hall, Aylesbury.
PHILLIPS, WILLIAM DEARLOVE ..	High Wycombe.
RAFFETY, PERCY CHARLES	30, High Street, High Wycombe.
SPENCER, AUBREY VERE	Cuddington, Aylesbury.
STEEL, CHARLES ERNEST	Pinecote, Gerrard's Cross.

CAMBRIDGESHIRE.

(Cambridge, Huntingdon, Norfolk, and Suffolk Committee.)

FELLOWS:

*BIDWELL, CHARLES, M.A. (*Cantab.*)	Ely.
BIDWELL, JOHN EVANS, M.A. (*Cantab.*)	10, Barton Road, Cambridge.
BIDWELL, PHILIP SHELFORD ..	St. Mary's Street, Ely.
CHALK, HENRY PHILIP	Linton.
JACKSON, HENRY	Nandour, Latham Road, Cambridge.
JONAS, HARRY MARSHALL	27, Market Hill, Cambridge.
MCILWRAITH, JOHN FORSYTH ..	11, Benet Street, Cambridge.
MARTIN, HEBER GAMBLING	Littleport, Isle of Ely.
*SCRUBY, WILLIAM THOMAS	Post Office Terrace, Cambridge.
WHATLEY, ERNEST JAMES	Saxondale, Rock Road, Cambridge.
WRIGHT, WALTER BRERETON ..	6, Glisson Road, Cambridge.

PROFESSIONAL ASSOCIATES:

BOWMAN, JOHN EDWARD	21, Garden Walk, Cambridge.
DAVIS, WILLIAM HENRY HAROLD ..	2, York Row, Wisbech.
FISHER, EDWIN GRAINGER	23, Lyndewode Road, Cambridge.
FRANCIS, RONALD GARNHAM ..	Hazel View, Clarendon Road, Brooklands Avenue, Cambridge.
GODWIN, CHARLES FISHER	Ravenscroft, All Saints' Road, Newmarket.
GRAIN, HENRY HERBERT BRETT ..	66, St. Andrew's Street, Cambridge.
GRAIN, PETER BOVILL	66, St. Andrew's Street, Cambridge.
GRAY, PERCY WILLIAM	29, St. Andrew's Street, Cambridge.
JAMES, HERBERT HAROLD	The Moat, Newmarket Road, Cambridge.
JONAS, SAMUEL MARSHALL	27, Market Hill, Cambridge.

Miller, Fred	53, Eltisley Avenue, Newnham, Cambridge.
Nutter, Hubert Charles	63, Sidney Street, Cambridge.
Nutter, Arthur Lionel, M.A. (*Cantab.*)	63, Sidney Street, Cambridge.
Sworder, John Perkins	11, Benet Street, Cambridge.
Webb, Frederic Noel	Babraham, Cambridge.

ASSOCIATE:

Mackenzie, Kenneth James Joseph	Department of Agriculture, Cambridge.

CHESHIRE.

(Lancashire and Cheshire Committee.)

FELLOWS:

Brady, Ralph Hollinshed ..	17, Warren Street, Stockport.
Brown, William Ernest	39, Pepper Street, Chester.
Cartwright, Alfred Stott.. ..	Council Office, Wilmslow.
Corbett, John Rooke, M.A. (*Cantab.*)	2, Spring Bank, Marple.
Davies, Horace Francis, A.R.I.B.A.	6, Stanley Place, Chester.
Dorning, Arthur Harry	Holmleigh, Bowdon.
Earle, John Wilfrid	Park Cottage, High Legh, Knutsford.
Elphick, George Pelham	Inland Revenue, 6, King's Buildings, Chester.
Hall, John Herbert	1, Market Street, Altrincham.
Hargraves, Stephen	35, Hamilton Square, Birkenhead.
Johnson, Harry Labron	22, Elleray Park Road, Liscard.
Jones, Isaac M., M.I.C.E.	The Town Hall, Chester.
Linaker, Charles Edward ..	Frodsham.
Loring, John	Doddington, Nantwich.
McCracken, William	Englesea House, Crewe.
Mills, William Edward	57, Hamilton Square, Birkenhead.
Nesbitt, John Oscar	54, St. Peter's Gate, Stockport.
Pain, Coard Squarey	Bebington.
Smith, John Ambrose	Estate Office, Tatton Park, Knutsford.
Stocks, Frederick William ..	Town Hall, Middlewich.
Swetenham, Henry	49, North Gate Street, Chester.
Wilding, James	Town Hall, Runcorn.
Witham, James Bernard	Thurleigh, Priory Road, Sale.
Wright, Isaac Thomas..	61, West Bank Road, Devonshire Park, Birkenhead.
Yeatman-Biggs, William Huyshe	Shaw House, Tarporley.
Young, Thomas John	The Agricultural College, Holmes Chapel.

PROFESSIONAL ASSOCIATES:

ANDREW, ROBERT CHARLES, B.SC.AGRIC. (*Lond.*)	13, Eaton Road, Claughton, Birkenhead.
BENNETT, WILLIAM THOMAS	19, Queen's Way, Sea View Road, Liscard.
CARSWELL, ARTHUR GEMMELL ..	Estates Office, Capesthorne, Chelford.
CLARK, HENRY DENTON	14, St. Werburgh Street, Chester.
CORFIELD, ARTHUR KING	Bradley Gate, Northenden.
CROOK, FELIX	3, Clarendon Avenue, Heaton Moor, Stockport.
DAVIES, HAROLD CLIFFE	Burn Lea, Beech Road, Woodhey, Rock Ferry.
EATON, ROWLAND WYNNE	4, Shelton Road, Liscard.
ESCOLME, JOHN	11, The Village, Lower Bebington, near Birkenhead.
FERRIS, GEORGE WILLIAM	64, Gladstone Road, Chester.
GANDY, ROBERT NEWTON	The Hollies, Acton Bridge.
GRIERSON, JOHN CAMPBELL	Carperby, Mount Wood, Prenton Hill.
JOHNSON, HERBERT DAVIES	54, St. Peter's Gate, Stockport.
JONES, THOMAS	2, Spring Vale, Wallasey.
LOVE, JAMES BARR	The College, Holmes Chapel.
MILNES, CHARLTON	57, Hamilton Square, Birkenhead.
PAIN, COARD HENRY	Bebington.
PRICE, JOHN ROWLAND	102, Bradwall Road, Sandbach.
PYE, GEORGE HENRY	Rocklyn, Barkers Lane, Ashton-on-Mersey.
RICHARDS, DANIEL HERBERT ..	1, Mellor Road, Prenton, Birkenhead.
RIGHTON, CHARLES SHIRT	18, Market Street, Marple.
ROBERTS, JOHN	Churton Villa, Tarvin Road, Chester.
SHELDON, HAROLD	Kinderton Street, Middlewich.
SLADE, ISAAC	3, Claremont Road, West Kirby.
SYMONS, GILBERT GEORGE	Messrs. Barker, Coppack and Wickham, St Werburgh's Chambers, Chester.
TALLON, JOSEPH FRANCIS	1, Bold Square, Chester.
VOYCE, JOHN	3, Raymond Street, Chester.
WRENNALL, WALTER	Wisteria, Woodchurch Road, Prenton, Birkenhead.
WRIGHT, CHARLES ERNEST	Glan Aber Park, Hough Green, Chester.

CORNWALL.

(Devon and Cornwall Committee.)

FELLOWS:

BEDDALL, HERBERT BOWMAN, N.D.A.	11, Pydar Street, Truro.
CARNELL, SYDNEY GEORGE	Glencairn, St Stephens, Launceston.
*JENKIN, ARTHUR PEARSE	Trewirgie, Redruth, Cornwall.
*KITTOW, JOHN	West Holm, Launceston.

PROFESSIONAL ASSOCIATES:

Bright, Tom Spencer	1, Atlantic Terrace, Beacon Hill, Camborne.
Bulteel, Walter Gordon	Pencalenick Estate Office, Truro.
Burbidge, John Saville	Springfield, St. Minver, near Wadebridge.
Cowell, Herbert Lee	Central Chambers, Newquay.
Gregory, William James	1, Brookdown Villas, Saltash.
Hancock, Henry Sydney, Jun. ..	Sydney Place, St. Austell.
Hosking, Harold Arthur	Hill Crest, Landrake, St. Germans.
Lawry, William Arthur	Tharsis Villa, Calstock.
Loades, Frank Charles	c/o Mrs. Bond, 22, Budock Terrace, Falmouth.
Lyne, Harry	15, Treyew Road, Truro.
Mackenzie, Hector John Maxwell	Granville Estate Office, Bude.
Peter, Arthur Granville	Northernhaye, Launceston.
Stanier, Thomas Macpherson ..	Duchy of Cornwall Office, Liskeard.
Thomas, James Hugh Tremayne ..	Tregays, Lower Port View, Saltash.
Tresidder, Henry Edmund ..	7, Marlborough Road, Falmouth.

CUMBERLAND.

(Cumberland and Westmorland Committee.)

FELLOWS:

**Birkett, Tom	Foxton House, Penrith.
Hayton, Joseph William	9, Bank Street, Carlisle.
Heskett, William James	St. Andrew's Churchyard, Penrith, and Viaduct Chambers, Carlisle.
Lawrence, Charles Phillips ..	8, Carleton Gardens, Stanwix, Carlisle.
Little, William	Hutton Hall, Penrith.
Lockhart, Peter	Heads Nook, Carlisle, and Viaduct Chambers, Carlisle.
Nutter, John	2, Marlborough Gardens, Stanwix, Carlisle.
Potts, James	Estate Office, Workington.
Richardson, George	5, Lonsdale Street, Carlisle.
Rook, Joseph Taylor	23, Spencer Street, Carlisle.
Sly, William	Estate Office, Somerset House, Whitehaven.
*Stanley - Dodgson, Stanley Dickinson	Estate Office, Somerset House, Whitehaven.
*Watson Herbert John	St. Helen's, Cockermouth.
Watt, Alexander	Muncaster Estate Office, Ravenglass.
Wilford, Cecil Marshall	Cathedral Chambers, Castle St., Carlisle.
Woof, Robert Stephenson	Lowther, Penrith.

PROFESSIONAL ASSOCIATES:

Bastable, John Daniel	48, Scotland Road, Stanwix, Carlisle.
Brown, Thomas, Jun.	Prospect House, Holmrook.
Coulthard, Joseph	Faugh Beeches, Heads Nook, Carlisle.
Dodgson, Edward Hughes.. ..	Derwent House, Cockermouth.
Harlow, William Wyatt Ridgway, A.M.I.C.E.	City Surveyor's Office, Carlisle.
Heskett, William Donald	The Hollies, Penrith.
Martin, Fred Scott	79, Main Street, Keswick.
Miller-Crook, Herbert	106, Warwick Road, Carlisle.
Rowlandson, George Armstrong	5, Lonsdale Street, Carlisle.
Tiffen, John Hall	142, Warwick Road, Carlisle.

ASSOCIATE:

Hill, John Smith, B.A., B.Sc.(*Lond.*)	The Agricultural College, Aspatria.

DERBYSHIRE.

(Derby and Stafford Committee).

FELLOWS:

Barnes, George Frederick ..	New Square, Chesterfield.
*Brailsford, Henry	Park Nook, near Derby.
Clay, William Henry Christy, A.M.I.C.E.	Estate Office, Midland Railway, Derby.
*Fuller, Thomas Alfred	The College, All Saints', Derby.
Harrison, John Edward	Estate Office, Allestree, near Derby.
Hooley, Arthur John..	The College,All Saints', Derby.
Hubbersty, Henry Alfred ..	Buxton.
Hussey, Robert	Birch Garth, Mickleover.
Jenner, William	6, Gluman Gate, Chesterfield.
Longsdon, Ernest Morewood ..	Newbolt House, near Chesterfield.
May, Thomas Henry	Haslin House, Harpur Hill, Buxton.
Tailyour, Alexander	Collycroft House, Ashbourne.
Thorpe, Christoher	56, St. Helen's Street, Chesterfield.
Tomlinson, Thomas	2, St. James's Street, Derby.
Wells, Arthur Harvey	32, Full Street, Derby.

PROFESSIONAL ASSOCIATES:

Attlee, Edward Guy	Green Lane, Burbage, Buxton.
Bunting, Alfred Henry	Glendon, Knowleston Place, Matlock.
Burford, James Alfred Heath	Ley's Villa, Ashbourne.
Clegg, Herbert	100, Clarence Road, Derby.
Cope, Reginald ..	32, Full Street, Derby
Culverwell, Walter	Dwr Gwin, The Dale, Matlock Bath.
Eaton, Harold	6, Gluman Gate, Chesterfield.
Elwell, Laurence Vivian	Estate Office, Midland Railway, Derby.
Hingston, Cecil Victor	96, Curzon Street, Derby.
Hudson, Henry	Fern Bank, Stonegravels, Chesterfield.
Jones, Dan Ivor	32, Full Street, Derby.
McCallum, Peter Service	Midland Railway, Derby.
Marshall, Tom Owen	Estate Office, Midland Railway, Derby.
Marshall, William Thomas, M.A. (*Oxon.*)	Masson, Matlock.
Newton, John Lees	The Chevin, Belper.
Nicholls, Douglas Richard ..	Municipal Offices, Babington Lane, Derby.
Ogden, Frederick Soresby ..	The Yews, Stanley, near Derby.
Rylatt, Walter Puckering ..	The Crescent, Hathersage.
Stokes, Edgar Edward	Midland Agricultural College, Kingston, Derby.
Thompson, Frederick Hubert ..	20, Kedleston Road, Derby.
Townley, Herbert Lionel.. ..	Lyndhurst, Empress Road, Derby.
Warbrick, George Newton ..	32, Full Street, Derby.
Wright, Ernest Beresford FitzHerbert	Yeldersley Hall, Derby.
Yorke, Maurice Francis	Estate Office, Sudbury, Derby.

DEVONSHIRE.

(Devon and Cornwall Committee.)

FELLOWS:

Barker, Geoffrey Lionel ..	Teigngrace House, Teigngrace, Newton Abbott.
Boddington, Percy Edgar.. ..	Inland Revenue, 51, Queen Street, Exeter.
*Body, Arthur, A.R.I.B.A.	12, Princess Square, Plymouth.
Bourne, Robert Elliott	Elwell, Totnes.
Bowden, Harry	Wilts and Dorset Bank Chambers, George Street, Plymouth.
Bowden, John Friendship	Bedford Chambers, Exeter.
*Cooper, John Groves..	Bideford.
Corderoy, Athelstane	Endgate, Tiverton.

DREW, HENRY ALBAN	15, Queen Street, Exeter.
*DREW, JOHN GOULD, B.A. (*Oxon.*)	15, Queen Street, Exeter.
ELLIOTT, CHARLES	20, Ermington Terrace, Plymouth.
*ELLIS, ALBERT EDWARD	Bedford Chambers, Exeter.
EYLES, CHARLES HENRY	The Palace, Crediton.
FENTON, ADAM DOUGLAS	Maristow Estate Office, Roborough.
FOX, FREDERICK RUSSELL	Grove Hill, Barnstaple.
FROST, FREDERIC CORNISH	Teignmouth.
GALBRAITH, SAMUEL HOUGHTON, MAJOR, M.A. B.E. (*Dublin*)	Royal Engineer Office, Devonport.
LOCK, WILLIAM HENRY	Instow.
LUCAS, JOHN ARCHIBALD, A.R.I.B.A.	Guildhall Chambers, High Street, Exeter.
*MICHELMORE, ALFRED	Gate House, Totnes.
PARSONS, MAURICE HARRY DONNE	51, Queen Street, Exeter.
PEARSE, THOMAS WILLIAM	The Green, Modbury.
PEARSE, WILLIAM	Stoliford, Modbury.
PINSENT, FRANCIS WINGFIELD HOMFRAY	Inland Revenue, Barclay's Bank Chambers, Plymouth.
POWELL, CHARLES REGINALD EVERNDEN	Bridge Chambers, Bideford.
*RENDELL, ARTHUR STEPHEN ..	Market Terrace, Newton Abbot.
*RUNDLE, EDWARD COLLINS.. ..	Bedford Office, Tavistock.
SCOTT-SMITH, ARTHUR COURTNEY..	16, Gandy Street, Exeter.
*SMYTH - RICHARDS, GEORGE COBLEY	Estate Office, Castle Hill, near South Molton.
STAPLEDON, ERNEST ALLEN	Bridge Chambers, Bideford.
STOOKE, JAMES..	Courtenay Street, Newton Abbott.
STUDDY, THOMAS EDWARD	Mazonel, Stoke Gabriel, Totnes.
TAYLOR, EDGAR CHARLES, CAPT...	R.E. Office, Devonport.
THORNE, ARNOLD, F.R.I.B.A.	Barnstaple.
TORY, JOHN EDWARD	Inland Revenue, 50, Queen Street, Exeter.
WARD, DANIEL..	Hewton, Bere Alston.
*WARD, FRANK..	Burnville, Tavistock.
WHITTON, PERCY	24, Gandy Street, Exeter.
WRIGHT, GEORGE JOHN, CAPTAIN..	Royal Engineer Office, Town Barracks, Exeter.

PROFESSIONAL ASSOCIATES:

BARRONS, BERTRAM ALONZO	30, Tiverton Road, Exeter.
BLISS, THEODORE STEPHEN	Bedford Office, Tavistock.
BRAY, JOHN SANDERS	Ogbeare Estate Office, Holsworthy.
BUTLER, THOMAS LIONEL	Park Hill, Ipplepen.
CHAMPERNOWNE, AMYAS WALTER..	Sidbury Manor Estate Office, Sidbury, Sidmouth.
COULDREY, HERBERT MILL	Sunniva, Paignton.
COX, NORMAN WILKINSON	Kinbrae, Chelston, Torquay.

Drew, John Denys	15, Queen Street, Exeter.
Edwards, Spencer	11, Cross Street, Barnstaple.
Egremont, John	Dartington Estate Office, Totnes.
Ellis, Arthur Orange	70, St. Aubyn Street, Devonport.
Ermen, Cuthbert Emil Albert ..	Bradley Manor, Newton Abbott.
Folland, Gordon Radmore ..	8, Fort Terrace, Barnstaple.
Griffiths, Charles Henry William	Seaward, Exmouth.
Hailey, Victor	Fore Street, Chudleigh.
Haslehust, Eric Thomasset ..	Manor Office, Yealmpton.
Holditch, Charles Stanley ..	Kylemore, Keyberry Park, Newton Abbot.
Lake, Wallace Stickland, a.m.i.c.e.	c/o J. R. Lake, 2, Marlborough Road, Plymouth.
Lumley, Frederick Robert ..	Mamhead Park, Exeter.
Mager, Sydney	Bamfylde House, Exeter.
Matthews, Douglas Percival ..	Valuer's Office, Barclay Bank Chambers, Princess Square, Plymouth.
Netten, Percy John	16, Manor Street, Stonehouse.
Paynter, E. Ernest W.	Bere Alston.
Perkins, Samuel Barclay	33, Emma Place, East Stonehouse, Plymouth.
Pinckney, Henry Christopher ..	The Estate Office, Stoodleigh, Tiverton.
Saunders, Edward Youngs ..	Borough Surveyor's Office, Barnstaple.
Schilling, John Francis	10, Egremont Terrace, Salcombe.
Shearer, James Hughan, a.r.i.b.a.	Stuckey's Bank Chambers, 253, High Street, Exeter.
Smyth-Richards, Frederick George	Filleigh Lodge, near South Molton.
Southcombe, John Charles	Bridge Buildings, Barnstaple.
Symons, Cecil Frederick	Snapper, Barnstaple.
Thorne, Harman	The Square, Barnstaple.
Thwaites, Arthur Milbank ..	Messrs. Cunningham and Gibaud, Lloyd's Bank Chambers, Bedford Street, Plymouth.
Vanstone, Frederick William Elliott	Totnes R.D.C., South Brent.
Voisey, Percy Deering	4, Princes Street South, St. Thomas, Exeter.
Ward, Edward John	St. Aubyn Street, Devonport.
Wilkinson, Andrew Wood	91, Old Tiverton Road, Exeter.
Winder, George Maurice	Fairmile, Ottery St. Mary.
Wonnacott, James Palmer	Tollards, Countess Weir.

ASSOCIATE :

Milles, Charles William	Tregenna, The Beacon, Exmouth.

DORSETSHIRE.

(Hampshire, Dorset, and South Wilts Committee.)

FELLOWS:

Candy, Walter Emmanuel	Encombe, Wareham.
Clifton, James Edward, f.r.i.b.a.	Swanage.
*Day, George Carleton	Estate Office, Woodbridge, Shaftesbury.
*Duke, Edward	Dorchester.
*Duke, Henry	Dorchester.
Elford, John	King Street, Poole.
Meaby, Thomas James	Canford Estate Office, Wimborne.
Rawlence, James	The Estate Office, Wimborne.
*Richards, George Edward ..	Stour Lodge, Wimborne.
*Sanctuary, Campbell Fortescue Stapleton	Mangerton, Melplash.
*Senior, Harry Samuel	Sturminster Newton.

PROFESSIONAL ASSOCIATES:

Dale, Edward Sydney Wilson ..	28, High West Street, Dorchester.
Duke, Augustus Barnaby Cyril	Maen, Dorchester.
Duke, Henry Edward	Maen, Dorchester.
Ingram, Edward Cecil	The Bungalow, Sturminster Newton.
Lloyd, Sydney Hamilton	Holcote, Parkstone Road, Poole.
Mitchell, William Chalmers ..	Brynarlis, Dorchester.
Pritchard, Andrew Baden ..	Valuer's Office, 28, High West Street, Dorchester.
Rankin, Ernest Alfred	Somerville, Bourton.
Royds, George Freeman	District Valuer's Office, Inland Revenue, Dorchester.
Sargent, Augustus Montague ..	Valuer's Office, 28, High West Street, Dorchester.
Way, Lionel Hugh	Valuer's Office, 28, High West Street, Dorchester.

DURHAM.

(Northumberland and Durham Committee).

FELLOWS:

Askwith, Arthur	9, Mount Joy, Durham.
*Brydon, Robert	The Dene, Seaham Harbour.
Clark, Nathaniel	Tanfield Hall, Tantobie, S.O.
Clark, Nathaniel, Jun.	Tanfield Hall, Tantobie, S.O.
Cochrane, William James	15, Thornhill Terrace, Sunderland.

CURRY, HENRY JOHN	136, High Street, Stockton-on-Tees.
*EADE, ARTHUR W. F., M.A. (*Cantab.*)	Branson House, Darlington.
*HEDLEY, JOHN HUNT	7, Ashbrook Terrace, Sunderland.
MILLER, JOHN EZRA, A.M.I.C.E. ..	4, Brookside Terrace, Sunderland.
OLIVER, CHARLES EDWARD	Selby Lodge, Consett.
*PEIRSON, HENRY THOMAS	Brancepeth.
RODHAM, JOHN..	16, Finkle Street, Stockton-on-Tees.
ROWLANDSON, SAMUEL MESSITER, CAPTAIN..	The College, Durham.
SOUTH, ARTHUR EDWARD	1, Victoria Road, Darlington.
SPAIN, JOSEPH	The Nook, East Boldon, S.O.

PROFESSIONAL ASSOCIATES:

BAILEY, ALFRED HORACE	15A, Old Elvet, Durham.
BURKITT, HAROLD, M.SC. (*Durham*), N.D.A.	32, West Street, Gateshead.
EADE, CHRISTOPHER AYLMER ..	Branson House, Darlington.
GIRVEN, FREDERICK WILLIAM ..	Surveyor's Dept., R.D.C. Offices, Easington.
GORE, GEORGE PYM..	81, Bondgate, Darlington.
HARRISON, ARTHUR..	69 & 70, High Street, Stockton-on-Tees
HEDLEY, THEODORE FENWICK ..	1, Elms West, Sunderland.
PEGGE, JOHN THOMAS	City Surveyor's Office, Durham.
RAE, THOMAS HERDMAN..	10, Belle Vue Road, Sunderland.
REID, EDWARD DECIMUS	7, Ashwood Terrace, Thornhill, Sunderland.
SEDGWICK, ERNEST..	5, Belvedere Road, Sunderland.
WATSON, NOEL BRADY	Westover, Low Fell.
WEIR, JAMES SCOTT, A.M.I.C.E. ..	Town Hall, Jarrow.

ESSEX.

(Bedford, Essex, Hertford, and Middlesex Committee.)

FELLOWS:

AUSTIN, FRANK HOLMAN	Church Hill, Epping.
BROOK, HARRY	59 and 60, West Stockwell Street, Colchester.
CHANCELLOR, FRED, F.R.I.B.A. ..	Chelmsford.
CHETWOOD, STEPHEN	Waltham Abbey.
CLARKSON, WILLIAM, JUN.	9, Valkyrie Road, Westcliff-on-Sea.
COVERDALE, FREDERICK JOHN ..	Ingatestone Hall.
DANIELL, FREDERICK STANLEY ..	Head Gate, Colchester.
DAWSON, CHARLES FORD	Public Offices, Barking.
ELWELL, WILLIAM HENRY	The Cottage, Dovercourt.
HILLIARD, GEORGE EDWARD	Chelmsford.

Houghton, John Goldsmith ..	Studland, Woodside Road, Woodford Wells.
Living, Robert	High Street, Hornchurch.
Moxon, Herbert William, Major	Royal Engineer Office, Abbey Field, Colchester.
Murrell, Sidney James	District Valuer's Office, New London Road, Chelmsford.
Newman, Thomas Harry	49, High Street, Braintree.
Nockolds, Alfred George	Saffron Walden.
Parker, Charles Alfred	Woodham, Mortimer Place, Maldon.
Pratt, Frank Percy	9, Eastern Road, Romford.
Rippengal, Arthur Henry.. ..	Brentwood.
Slater, Eric Arnold	Town Hall, Colchester.
Smith, Quentin Cullen	Squirrels Heath.
Stanford, Charles Maurice ..	23, High Street, Colchester.
Start, Joseph William..	Cups Chambers, High Street, Colchester.
*Strutt, The Hon. Edward Gerald	Whitelands, Hatfield Peverel, Chelmsford.
Surridge, Joseph Smith	Coggeshall.
Sworder, Hugh	High Street, Epping.
Tapp, Arthur	Southend-on-Sea.
Vaizey, John George	Bocking, Braintree.
Vickers, Arthur Cranstoun ..	52, Boston Avenue, Southend-on-Sea.
Wyles, John Walter	Glenmore, Tavistock Road, Snaresbrook.

PROFESSIONAL ASSOCIATES:

Andrews, Arthur George, lic.r.i.b.a.	Borough Surveyor's Office, Town Hall, Colchester.
Anstead, Sydney Herbert.. ..	9, Eastern Road, Romford.
Bacon, Frank	Sprowston, The Drive, Snaresbrook.
Balster, Stephen	94, Lansdowne Road, Seven Kings, Ilford.
Bartlett, Robert Dudley	8, Winton Avenue, Westcliff-on-Sea.
Bradley, Benjamin	Bromfords Manor, Wickford.
Brunwin-Hales, Greville Oxley	St. Mary's Rectory, Colchester.
Butler, Reginald	13, Lambourne Road, Seven Kings.
Carnegie, John William Percy	40, York Road, Southend-on-Sea.
Channon, Herbert Edward ..	Ashleigh, Grove Hill, Woodford.
Clark, Duncan Walter	3, High Street, Colchester.
Collyer, Charles Alexander Stewart	Estate Office, Chesterford Park.
Cowley, Herbert Reginald ..	24, High Street, Southend-on-Sea.
Dartnall, James Ambrose.. ..	Forest House, High Stone, Leytonstone.
Dawson, Reginald	16, Cambridge Road, Barking.
Edwards, Robert..	Beech Hill Park, Waltham Abbey.
Emery, George Montagu ,, ,,	9, Eastern Road, Romford.

Field, Victor	Whitehall, Longbridge Road, Barking.
Fife, James Donald	Nore View, Marine Parade, Leigh-on-Sea, S.O.
Fish, Douglas Herbert	The Heath, Woodford Green.
Foskett, Henry	50, Seymour Gardens, Ilford.
Foster, Henry Oswald	Newton House, Loughton.
Gay, Frank	Nyth, Squirrels Heath Avenue, Romford.
Gilbey, Percy Hammond	403, High Road, Ilford.
Gingell, John Taylor..	Elmwood, Epping.
Gledhill, Sidney Verity.. ..	52, Roman Road, Colchester.
Gregory, Charles Henry	28, Southwest Road, Leytonstone.
Grimwade, Henry..	Colchester.
Halliday, George Arthur ..	4, Goodmayes Avenue, Goodmayes.
Hart, Herbert Edward	Debden Road, Saffron Walden.
Hatt, Walter..	Ipsden Grove, Baddow Road, Chelmsford.
Hawke, Roland Welstead.. ..	Valuer's Office, 59 and 60, West Stockwell Street, Colchester.
Hayward, William Hansell ..	9, Eastern Road, Romford.
Hilliard, Hugh Neville	Chelmsford.
Houghton, Edmund Guy	Pine Lodge, Whitehall Road, Woodford Green.
Hutley, Edward	The Chestnuts, Wigborough, Colchester.
James, Herbert Cecil..	80, Ashgrove Road, Goodmayes.
Kemsley, William Hugh	Woodford Green.
Leigh, Vincent Stanley	Palmeira, Westcliff-on-Sea.
Lyddon, Alfred Jonathan, a.m.i.c.e.	Surveyor's Department, Essex County Council, Chelmsford.
Lyster, Frank Oliver..	Valuer's Office, 124, New London Road, Chelmsford.
Mellows, Frederick William ..	Northbrook Lodge, Lansdowne Road, Woodford.
Morton, Hugh	Bransfield, Eagle Lane, Snaresbrook.
Neil, David Maxwell	Park Estate Office, Leigh Road East, Westcliff.
Nockolds, Martin Charles Hubert	Saffron Walden.
Peake, Albert Edward	Saffron Walden.
Pemberton, Basil Charles ..	59 and 60, West Stockwell Street, Colchester.
Phillips, George Cawkwell ..	Chelmsford.
Phillips, Francis John	Albury, Queen's Road, Springfield, Chelmsford.
Pierce, Edward Lemuel	Valuer's Office, Inland Revenue, Romford.
Plumb, Francis Clarkson ..	Heath Drive, Gidea Park, Romford.
Povey, Stephen Goddard	Messrs. Talbot and White, 9, Hamlet Court Road, Westcliff-on-Sea.

Robinson, Martin Catlin	Wenden, Saffron Walden.
Rogers, John Russell..	6, High Street, Maldon.
Sansom, Willie Stanley Venn..	71, East Hill, Colchester.
Sharpless, Arthur	Granville, Victor Drive, Leigh-on-Sea.
Small, Leonard John	Woodford Urban District Council, Woodford Green.
Sorrell, Harold Valentine ..	Clarence Chambers, Clarence Street, Southend-on-Sea.
Southgate, Frederick John ..	183, Byron Avenue, Manor Park.
Stallard, Harold Orlando ..	Estate Office, Audley End, Saffron Walden.
Stoneham, Frederic Martyn ..	48, St. Thomas' Road, Brentwood.
Strutt, John James	Whitelands, Witham.
Taylor, William Ling..	Glemsford, Southview Drive, Westcliff-on-Sea.
Temple, Alfred	The Clarence Street Estate Office, Southend-on-Sea.
Tighe, Arthur	White Wick, Clacton-on-Sea.
Titterton, Sydney George Penn	Tram Terminus, Southchurch, Southend-on-Sea.
Townly, Ronald Starkey ..	Maplethorpe, Canewdon Road, Westcliff-on-Sea.
Wallace, Charles Adam	2, Empress Avenue, Ilford.
Walter, Sydney James	Ecclesbourne, New Wanstead.
Waymouth, John Kennerley ..	Clarence Street Estate Office, Southend-on-Sea.
Wickenden, Arthur Fred.. ..	186, Coventry Road, Ilford.
Wilkes, John Fiske, B.A.(*Cantab.*)	Elmdon Bury, Saffron Walden.
Worland, Henry John	Rushton, Robinhood Road, Brentwood.
Worley, Frederick Horace ..	Parr's Bank Buildings, George Lane, Woodford.
Young, Charles Edward	Stoneygate, Park Avenue, Ilford.
Young, David Fernee..	2, The Broadway, Barking.

GLOUCESTERSHIRE.

(Somerset, Gloucester, and North Wilts Committee.

FELLOWS:

*Addie, Peter..	City Valuer's Department, The Exchange, Corn Street, Bristol.
Anderson, Robert..	The Barton, Cirencester.

ANSCOMBE, ERNEST	County Buildings, College Court, Gloucester.
*BODY, ARTHUR, A.R.I.B.A.	48, Corn Street, Bristol.
BRUTON, BASIL VASSAR..	Albion Chambers, King Street, Gloucester.
BRUTON, HENRY WILLIAM	Albion Chambers, Gloucester.
COTTERELL, ALBERT PLAYER ISAAC, M.I.C.E.	Scottish Buildings, 28, Baldwin Street, Bristol.
CRISP, GEORGE FREDERICK	County Buildings, Westgate Street, Gloucester.
GOODBODY, FREDERICK ALLEN STURGE	33, Corn Street, Bristol.
HARLE, JOHN JOSEPH	Tortworth Estate Office, Falfield.
JOHNSTONE, JOHN THOMAS.'. ..	Whitson Street, St. James', Bristol.
KNOWLES, HENRY	Egerton House, The Spa, Gloucester.
MITCHELL, HAROLD HASTINGS ..	Beechwood, Hucclecote, Gloucester.
PETTER, ALBERT EDWARD	23, Cotham Road, Bristol.
PRITCHARD, HENRY A.	The Royal Agricultural College, Cirencester.
*STURGE, ROBERT FOWLER	33, Corn Street, Bristol.
STURGE, THEODORE..	33, Corn Street, Bristol.
VILLAR, JAMES..	2, Essex Place, Cheltenham.
WHEELER, JOHN HENRY WEST ..	Inland Revenue, Shannon Court, Bristol.
WILSON, FREDERICK	City Engineer's Department, 63, Queen Square, Bristol.
WISE, CHARLES DACRES..	Overbury, Tewkesbury.

PROFESSIONAL ASSOCIATES:

BARBER, HARRY JOHN	7, St. Helena Road, Redland, Bristol.
BEDINGTON, GUY CYRIL..	14, Brecknock Road, Knowle, Bristol.
BENNETT, ARTHUR THOMAS.. ..	Slad Farm, Stroud.
CARR, RANDLE WILLIAM	Stancombe, Dursley.
CLARK, ALEXANDER NEILSON ..	Valuer's Office, Inland Revenue, College Court, Gloucester.
DAVIES, FREDERICK WILLIAM ..	High Street, Thornbury.
DEAN, WILLIAM	Beachborough, Hucclecote, Gloucester.
DRAKE, FRANCIS JOHN	Brockville House, Albion Street, Gloucester.
FORTUNE, SIDNEY HERBERT.. ..	Valuer's Department, Shannon Court, Bristol.
HEELAS, RAYMOND JOHN	24, Alexandra Road, Gloucester.
HENDERSON, REGINALD ALFRED ..	15, Randall Road, Clifton, Bristol.
HOLBROW, HERBERT OLIVER ..	44, St. Matthew's Road, Cotham, Bristol.
HUTCHINSON, THOMAS JAMES ..	Cecily Hill, Cirencester.
KIESER, WILLIAM HENRY GUSTAV	City Engineer's Office, Bristol.
LEAH, WILLIAM	3, Moseley Villas, Barnwood, Gloucester.
LEESE, VERNON FRANCIS	Crown Offices, Whitemead Park, Parkend, near Lydney.

Mitchell, Charles Richard Gerald	Stanway Estate Office, Winchcombe.
Moore, Thomas Harold	Battledean, Tewkesbury.
Oaten, Alfred Edward	9, Clare Street, Bristol.
Peter, Francis	Ham Villa, Berkeley.
Poore, John	Hunstrete Estate Office, Pensford, Bristol.
Price, Reginald Henry King	3, Manor Park, Redland, Bristol.
Saise, Walter	Ventnor House, Forest Road, Fishponds, Bristol.
Scammell, Thomas Edward	10, John Street, Bristol.
Simpson, Francis Alexander	Valuer's Department, Inland Revenue, Shannon Court, Bristol.
Swanwick, Bruce, m.a. (*Oxon.*)	The Thatched House, Coates, Cirencester.
Thomas, Percival Hartland	33, Corn Street, Bristol.
Turner, Drysdale	Royal Agricultural College, Cirencester.
White, Francis George	Valuer's Department, Shannon Court, Bristol.
White, Richard Stanley	Cambridge House, Cambridge, nr. Stonehouse.
Wilkins, Sidney Thomas	Sydenham Lawn, Cheltenham.
Williams, Ernest	Eagle House, Brislington, Bristol.
Wright, Charles Lee	Inland Revenue, Shannon Court, Bristol.

ASSOCIATE :

Kinch, Edward	Royal Agricultural College, Cirencester.

HAMPSHIRE AND ISLE OF WIGHT.

(Hampshire, Dorset, and South Wilts Committee.)

FELLOWS :

*Arnold, Francis	Chilland, Winchester, and Hambledon.
Austin, Richard	Bishop's Waltham.
Birch, Francis Julian Laurence	Upper Bordean, Petersfield.
Bird, James Binfield	Kingswood, Sandown, Isle of Wight.
Blake, Frederick	46, Commercial Road, Portsmouth.

*Blizard, John Henry, a.m.i.c.e.	Lansdowne House, Castle Lane, Southampton.
Burnett, Alfred Andrew ..	2, High St., Southampton, and Shawford.
Cable, Charles Vincent	The Turret, Hartley Wintney.
Cocks, Samuel Roger	5, St. Thomas's Street, Ryde.
Colyer, Frederick, m.i.c.e. ..	Cromwell Lodge, West Street, Ryde, Isle of Wight.
Curtis, Charles Edward	Woodlands, Brockenhurst.
Ellen, Frederick Charles ..	The Auction Mart, Andover.
Fox, Ernest	80, Poole Road, Bournemouth.
Fox, William..	15, Holdenhurst Road, Bournemouth.
Giller, Charles Frederick ..	67, Above Bar, Southampton.
Goldsmith, Douglas Fleet ..	Lavant Street, Petersfield.
Gudgeon, George Edward ..	Estate Agency Offices, Winchester.
Hall, Ernest..	56, Commercial Road, Portsmouth.
Hartfree, George Bertram ..	District Council Office, Alton.
Hartley, Tom Percy	Well Manor, Long Sutton, Winchfield.
Hawker, Harry Edwin	St. Peter's Chambers, Bournemouth.
Herbert, Allan	The Market Place, Andover.
*Hill, William Burrough	81, Above Bar, Southampton.
Isted, Samuel Eveland	6, Merton Road, Southsea.
Jenkins, Richard James	Town Hall, Portsmouth.
Kaye, John Edward	Tynedale,Porchester Road, Bournemouth.
Kent, George Edward..	Normanhurst, Cavendish Road, Southsea.
Lane, Ernest Lacan	81, Old Christchurch Road, Bournemouth.
*Lemon, Sir James, m.i.c.e., f.r.i.b.a.	11, The Avenue, Southampton.
Lloyd, Donald	Messrs. Ellen and Son, Andover.
Lywood, Edwin	16, Weyhill Road, Andover.
Martin, Alfred John	Alton.
*Marvin, Albert Edward	The Grove, Carisbrooke, Isle of Wight.
Newton, Thomas Edwin	Bank Chambers, Winchester.
North, George Frederic	Strathfield Saye.
Oakley, Edward Benjamin ..	Hinton Chambers, Bournemouth.
Pain, James	48, West Street, Fareham.
Paton, David Llewellyn	Westminster House, St. Peter's Road, Bournemouth.
Perkins, Walter Frank, m.p. ..	17, Above Bar, Southampton.
Raynbird, Hugh Edward	Basingstoke.
Rebbeck, Edward Wise	Stafford Lodge, Bournemouth.
Rebbeck, Thomas Warren ..	Gervis Place, Bournemouth.
*Riddett, William Hammond ..	Townhall Chambers, Ryde, Isle of Wight.
Robey, Robert	Oaklands, East Tytherley, Romsey.
Robinson, Edmund Arthur ..	Lee-on-the-Solent, Gosport.
Sanders, Ingalton	23, Portland Street, Southampton.
Saunders, Theodore Ridley, a.m.i.c.e.	Belgrave Chambers, Ventnor, Isle of Wight.
Sawyer, John Ashton..	59, High Street, Winchester.

*Simmons, Charles Franklin ..	Basingstoke.
Simmons, W. Anker	Basingstoke.
*Smith, Frederick John	21, Portland Street, Southampton.
Smith, George Alfred..	78, Parchment Street, Winchester.
Stallard, Alfred Edwin	West Street, Havant.
Stopher, Thomas	Winchester.
Thirlaway, Robert	Arrocha, Mousehole Lane, Shirley, Southampton.
Thurgood, Albert Edward ..	Valuer's Office, 8, Southsea Terrace, Portsmouth.
Vernon-Inkpen, George Charles	40, Commercial Road, Portsmouth.
Walmisley, Joseph William, F.R.I.B.A.	7, King's Terrace, Southsea.
Walter, Thomas James	Gervis Place, Bournemouth.
Warmington, Herbert Andrew Cromartie	Grange Estate Office, Alresford.
Warner, Henry	Farringdon, Alton.
Way, Henry James	109, Lower St. James's Street, Newport, Isle of Wight.
Westbury, George Henry ..	The Knoll, Andover.
Wetherall, Harry Lancaster..	Bracklyn, Winchfield.
Woolley, John Turton	Spursholt, Romsey.
Wyatt, Archibald	East Lodge, Fareham.

PROFESSIONAL ASSOCIATES:

Abbott, Alexander Henry ..	2, Boscombé Chambers, Boscombe, Bournemouth.
Arnold, Alan..	Westgate Chambers, Winchester.
Alyward, George Thomas.. ..	Allington, Eastleigh.
Baker, Henry George..	20, Lansdowne Road, Aldershot.
Balcomb, Cecil Augustus	278, Christchurch Road, Bournemouth.
Baldwin-Wiseman, William Ralph, M.Sc., F.G.S., A.M.I.C.E. ..	118, Winchester Road, Southampton.
Ball, Francis Leopold	Whittington Chambers, King's Road, Southsea.
Bell, William John	Hotel Victoria, Milford-on-Sea.
Blake, Alfred Norman	The White Cottage, Gosport.
Blake, Reginald Lapthorne..	46, Commercial Road, Portsmouth.
Blore, Charles Gordon	Idsworth Estate Office, Horndean.
Bridger, Arthur Edward ..	Greywell, Winchfield.
Bruce, Alexander David	Elvetham Estate Office, Winchfield.
Brucker, Frederick William..	East Anglia, Poole Road, Bournemouth.
Burbidge, Frederick Charles..	Duke's Head Hotel, Butts Road, Alton.
Burder, Reginald Edward Campbell	The Rookery, Hurstbourne Tarrant, Andover.
Chamberlain, Harry Samuel ..	91, St. Andrew's Road, Southsea.
Cox, Arthur Stanley	30, Porchester Road, Bournemouth.

Culme-Seymour, Arthur Granville	Glenville, Bitterne.
Dancaster, Arthur	Goodwin, Richmond Park, Bournemouth.
Donger, William James	Fayreacre, Worthy Road, Winchester.
Douglas, Bernard Moxon ..	14, Festing Grove, E. Southsea.
Edwards, Lancelot Reginald..	Upper Bordean, Petersfield.
Evans, Charles Stokes Eaton ..	Delmé-Radcliffe Estate Office, Titchfield.
Evered, Gilliebrand Elwin ..	117, Old Christchurch Road, Bournemouth.
Field, Leonard Martin	20, Linden Grove, Gosport.
Froud, Harold William	Thorney, Southbourne, Christchurch.
Furniss, George	The Castle, Winchester.
Gibbings, Thomas Stanley ..	Warsash, near Southampton.
Hagger, Albert James..	25, Gerald Road, Bournemouth.
Hankinson, Francis Henry ..	Richmond Chambers, Bournemouth.
Hargreaves, Leopold Reginald, B.A...	Cuffnells, Lyndhurst.
Harmer, Ernest Frederick ..	Messrs. Weston and Burnett, 24, Portland Street, Southampton.
Harvey, Frederick Charles ..	1, Frithknowle Villas, Brockhurst Road, Gosport.
Hayward, Joseph..	Branksome, Chandler's Ford.
Herring, Ernest Leonard.. ..	The Gables, Pine Tree Glen, Bournemouth.
Insley, George Pitron	Tremont House, Charminster Road, Bournemouth.
Ketteringham, Sydney	North Farm, Ropley, Alresford.
Knapman, Harry Lethbridge ..	46, Newcombe Road, Polygon, Southampton.
Lambert, George Arrow	The Castle, Winchester.
Martin, Frederick Mark	Edenhurst, Tower Street, Winchester.
Masters, William Henry	Glencairn, Arthur Road, Southampton.
Millar, Peter..	Borough Engineer's Office, Southampton.
Moore, Arthur William	Chesham Cottage, Alton.
Murray, Arthur Malcolm	67, Irving Road, Bournemouth.
Murtough, Joseph..	56, Stubbington Avenue, North End, Portsmouth.
North, Hugh Frederic	Strathfield Saye.
Ouvry, Peter Arnold..	The Salterns, Lymington.
Pursey, Charles	High Park, Ryde, Isle of Wight.
Riddett, Maurice Charles ..	Town Hall Chambers, Ryde, Isle of Wight.
Rumsby, Walter Samuel	Winchester House, Fir Vale Road, Bournemouth.
Scoble, Herbert Thomas ..	The Dell, Twyford, Winchester.
Sheath, Albert George	Kynance, Heron Court Road, Bournemouth.
Simmons, Frank Wortley	Eastrop Fields, Basingstoke.

Snook, Howard Virtue	72, Station Road, Petersfield.
Stedham, Percy Norman	91, West Street, Fareham.
Sutton, Cecil N. Stafford ..	Estate Office, Brockenhurst.
Talbot-Ponsonby, Arthur Hugh Brabazon	Langrish House, Petersfield.
Thickpenny, Charles Reginald, a.r.i.b.a.	Breydon, Charminster Road, Bournemouth.
Thomas, Ernest James..	120, High Street, Gosport.
Waller, Bertram Hannen ..	17, Above Bar, Southampton.
Warner, Blair Martin	Badgworthy, Southwood Avenue, Stourwood, Bournemouth.
Wheeler, Leonard Charles ..	19, Lowcay Road, Southsea.
Whesker, John Edward	115, Owens Road, Winchester.
White, Arthur Vivian..	9a, Cranbury Place, Southampton.

ASSOCIATE :

Downie, Alex. Francis Mackenzie	Alton.

HEREFORDSHIRE.

(Salop, Hereford, and Mid-Wales Committee.)

FELLOWS :

Haywood, William Matthews ..	9, West Street, Hereford.
Hunt, George Whitaker	Estate Office, Holme Lacy.
Llewellyn, Arthur Henry ..	Valuer's Office, 3, Offa Street, Hereford.
Millyard, John William	Estate Office, Saltmarshe Castle, Bromyard.
Parker, John, a.m.i.c.e.	Mansion House, Hereford.
Stooke, John Edwin Hellyar	2, Palace Yard, Hereford.

PROFESSIONAL ASSOCIATES :

Ashton, Arthur	Messrs. Small and Ashton, Ross.
Gurney, Ronald George	Ledbury R.D.C., Ledbury.
Hatton, John Douglas	Kilburn House, Aylestone Hill, Hereford.
Shaw, Frederick John..	3, Offa Street, Hereford.
Steel, Alexander McKeand ..	8 and 9, Newmarket Street, Hereford.

HERTFORDSHIRE.

(Bedford, Essex, Hertford and Middlesex Committee.)

FELLOWS:

Brown, Frank John	Tring.
Burnett, George John Mulcaster, M.A. (*Cantab.*)	Elstree Cottage, Elstree.
Burr, Harry	Estate Office, Letchworth, near Hitchin.
Child, Fred	1, Station Road, New Barnet.
Couchman, Henry Boteler ..	Moor Park Estate Office, Rickmansworth.
Crier, John Thomas	4, Bedford Park Road, St. Albans.
Crozier, Harry William	Bengeo, Hertford.
Debenham, Frank Gissing ..	Cheshunt Park.
Duvall, John..	The Grange, Ware.
Fairchild, Edward James.. ..	Wenlock House, Laurel Road, St. Albans.
Gooding, William Alfred ..	Arndilly, York Road, St. Albans.
Haddock, Roland	21, Verulam Road, Hitchin.
Hasluck, Lancelot Gerald ..	Green Hill Park, New Barnet.
Hunt, Thomas..	Baldock Street, Ware.
Lawrence, John, N.D.A.	Messrs. Crawter, Cheshunt.
Low, Robert John	St. Albans.
Macdonald, Arthur, M.A. (*Cantab.*)	Tring.
Morrison, Ivor Charles	Alma, St. Albans.
Peck, William Roland	Whitehayes, Chorley Wood.
Pyle, Benjamin Thomas Rice ..	Hoskins, Sawbridgeworth.
*Rumball, Aubrey	St. Albans.
Sly, Joseph Townson	Estate Agency Offices, Rickmansworth.
Thurnall, John Edward	Royston.
*Weall, John..	38, High Street, Watford.
Weall, John Graham	38, High Street, Watford.
Wood, John Edward..	Valuer's Office, Tudor House, Alma Road, St. Albans.
Woodman, Thomas Foster ..	32, St. Peter Street, St. Albans.
York, Henry	East Barnet Valley Urban District Council, Station Road, New Barnet.

PROFESSIONAL ASSOCIATES:

Abbott, Arthur Joe	The Retreat, Oakhurst Avenue, New Barnet.
Allen, Harold Colin	Tudor House, Alma Road, St. Albans.
Beaven, Howard Clifford ..	2, Church Passage, High Street, High Barnet.
Brown, George Macdonald ..	Okeford, Tring.

Brown, William Edward	Langla, Rosslyn Road, Watford.
Cocks, John Frederick	Hertford.
Cole, Charles Philips	Fir Villa, Western Road, Tring.
Davis, Arthur James	Estate Office, Letchworth.
Fielding, Arthur Edward Bruce	Hillsborough, Verulam Road, St. Albans.
Finch, Clement Robert	Towerfield, Clarendon Road, Watford.
Flint, William Fielder	Eastnor, Avenue Rise, Bushey.
Gibson, Alan Keith	Balls Park Estate Office, Jeningsbury, Hertford.
Giffin, Charles Williams	Stotfold, Baldock, S.O.
Grace, Edward Nathaniel ..	Kendalls Building Estate Office, Radlett.
Gude, Charles, Jun.	Messrs. Crawter, Cheshunt.
Hayllar, Sidney Hayllar	Stevenage.
Hine, Stanley Gordon	Newnham, Harpenden.
Hollins, Sam	26, Denmark Street, Watford.
Kent, Philip, Jun.	39, Station Road, Letchworth.
King, William Isaac	The Elms, Rickmansworth.
Lindsell, Philip Janson	Bearton, Hitchin.
Lock, Cecil William Best	9, Station Road, Watford.
Markham, Christopher William O'Leary	Narborough, Albert Road, Watford.
Meering, Ernest Frank	4, Manor Park Villas, Windmill Lane, Cheshunt.
Newman, William Walter, A.M.I.C.E.	Council Offices, High Street, Watford.
Page, Herbert	Messrs. Harland and Son, Barnet.
Patey, George Head	3 and 5, Station Road, Watford.
Raymond, James Owen	Western Road, Tring.
Roberts, William Hughes	14, Platts Avenue, Watford.
Rowley, William Taylor	Royston.
Ryland, Lorence	Treherne, Chalk Hill, Bushey.
Salwey, Arthur	The Cedars, Broxbourne.
Sedgwick, Rupert William ..	38, High Street, Watford.
Smith, Cuthbert	The Crossways, Totteridge.
Tait, Frank Vincent	Moor Park Estate Office, Rickmansworth.
Tracy, Bernard David	Caledonia, Rickmansworth.
Vince, Frederic Harold	54, Cassio Road, Watford.
Wadsworth, James Moffatt ..	7, Crabtree Lane, Harpenden.
Watkinson, Harold Edward ..	Estate Office, Garden City, Letchworth.
York, William Henry	Clarendon, Station Road, New Barnet.
Young, William	4, St. Peter's Street, St. Albans.

ASSOCIATE :

Gayton, Charles	Much Hadham, near Ware.

HUNTINGDONSHIRE.

(Cambridge, Huntingdon, Norfolk, and Suffolk Committee.)

FELLOWS:

**Looker, John	The Terrace, Huntingdon.
**Theakston, William Pease ..	Huntingdon.

PROFESSIONAL ASSOCIATE:

Peppercorn, John Arthur	Eaton Socon, St. Neots.

KENT.

(Kent Committee.)

FELLOWS:

Amos, Frank	3, The Parade, Canterbury.
Ashenden, Leonard Thomas ..	The Kent Fire Office, 29, Westgate, Canterbury.
Barton, Harry Howell	57, Sandgate Road, Folkestone.
Baxendale, Frederick Giesen ..	2, Hawes Road, Bromley.
Beard, Edwin Thomas, M.I.C.E. ..	Hill House, Walmer.
Billingham, John Alfred Lawrence, Captain	Royal Engineer Office, Western Heights, Dover.
Blackbourn, Henry	8, Claremont Road, Tunbridge Wells.
Brackett, Arthur William ..	27, High Street, Tunbridge Wells.
Brackett, Frederick Henry ..	27, High Street, Tunbridge Wells.
Brackett, William	27, High Street, Tunbridge Wells.
Burns, Gavin James, B.Sc. (*Lond.*)	Building Works Department, Royal Arsenal, Woolwich.
Burrows, Alfred John	41, Bank Street, Ashford.
Champion, Philip	The Downs, Darenth, Dartford.
Chattell, Francis Loriot	Lower Camden, Chislehurst.
Chew, Henry Victor	Prospect House, Tom Throws, Hawkhurst.
Cobb, Henry Frederick	Higham.
*Cobb, Herbert Mansfield	Higham.
Cobb, Robert	Borstal Lodge, Rochester.
Coles, James Hatch	Valuer's Department, 392, High Street, Rochester.
Cooper, George Augustus	24, Stone Street, Maidstone.
Cowper, William Shapland ..	81, High Street, Sittingbourne.
Cox, Walter Theodore	Holmbury, Bower Mount Road, Maidstone.
Cronk, Charles Tylee	Sevenoaks.

Cronk, Edwyn Evans	Sevenoaks.
Cronk, Frank..	Sevenoaks.
Cronk, William Henry	Sevenoaks.
Dann, Henry..	Dartford.
Dann, Henry, Jun.	3, Spital Street, Dartford.
Day, William..	High Street, Maidstone.
Delves, Robert Harvey Addington	23, Mount Sion, Tunbridge Wells.
Drew, Stanley Thomas	Mayfield, Grove Park.
Dunstall, Herbert Henry, a.r.i.b.a.	Bank Chambers, Railway Street, Chatham.
Ewing, Guy Beaumont..	Cole Allen, Edenbridge.
Farnham, William Augustus ..	The Council Offices, Foots Cray U.D.C., Sidcup.
Finn, Fred.	Queen Street, Deal.
Freeman, Sydney..	Tunbridge Wells.
Goadby, Francis Hubert, a.m.i.c.e.	Works Dept., H.M. Dockyard, Chatham.
Goodchild, Walter Charles ..	29, Crookston Road, Eltham.
Grover, Philip Gordon	Eastbrook Lodge, Lyminge, S.O.
Hale, Harry Barnes	Gresham Lodge, Sidcup.
Harvey, John James Sayer ..	80, Castle Street, Canterbury.
Hayward, Frederick George ..	Market Square, Dover.
Hayward, Henry..	Dover.
Hinds, Henry..	57, Queen Street, Ramsgate.
Hobbs, John	Estate Office, Ashford.
Hogwood, Douglas Clarence ..	6, Queen Street, Ramsgate.
Homan, Franklin George	184, Eastgate, Rochester.
Homan, Hubert Franklin	184, Eastgate, Rochester.
Honeyball, Fred. Thomas	Deal.
Hooper, Cecil Henry	South-Eastern Agricultural College, Wye.
Jackson, William Tress	117, High Street, Sittingbourne.
Jennings, William Joseph	4, St. Margaret's Street, Canterbury.
Kidwell, John	St. Margaret's Bank, Rochester.
Kingsford, Percy Hamilton ..	24, High Street, Canterbury.
*Langridge, George	Tunbridge Wells.
Langridge, Walter Frederick..	Tunbridge Wells.
Latter, Hugh Robinson	The Town Hall, Bromley.
Lepper, John Harrage..	10, Market Square, Bromley.
Lovegrove, Henry, a.r.i.b.a. ..	18, Foxgrove Road, Beckenham.
Lucas, William Edward	Bexley.
Mann, Jabez, a.m.i.c.e.	2, Tubs Hill, Sevenoaks.
Moody, Herbert John..	10, Quested Villas, Surrenden Road, Folkestone.
Neame, Frederick..	Macknade, Faversham.
Page, Stanley Hatch	6, Queen Street, Ramsgate.
Parris, Charles John	67, High Street, Tunbridge Wells.
Payne, Frederick..	10, Market Square, Bromley.

Prall, Herbert Alexander ..	150, Eastgate, Rochester, and Martin's Bank Chambers, Dartford.
Randall, William Edward Renwell, Jun.	171, High Street, Chatham.
Reeve, Kingsnorth	High Street, Lydd.
Scriven, Charles Herbert ..	Agency Office, Thong, Gravesend.
Smith, George..	Boughton Monchelsea.
Smith, Hugh	Auction, Land and Estate Office, St. Peter's Road, Broadstairs.
Snelling, Henry	Sidcup.
Stanton, Frederick William Schultheiss, a.m.i.c.e.	10, The Paddock, Chatham.
Stoneham, Edward Russell ..	Orchard House, Erith.
Temple, Frederick Wilson ..	57, Sandgate Road, Folkestone.
Thompson, Sir Robert James ..	Oak View, Molyneux Park, Tunbridge Wells.
Thornton, Arthur Bruce	18, Holwood Road, Bromley.
Titford, Horace James	Messrs. Waterer and Dickins, 138, High Street, Bromley.
Tompsett, William Robert ..	Meadhurst, Tonbridge, and Stone Castle Farm, Paddock Wood.
Turner, Benjamin George.. ..	Church House, Walmer.
Vinten, Harold Bertram ..	72, High Street, Ramsgate.
Wacher, Thomas	Upper Bridge Street, Canterbury.
Wacher, Thomas Blake	2, Upper Bridge Street, Canterbury.
Walmisley, Arthur Thomas, m.i.c.e.	Harbour Board Offices, Dover.
Waring, Herbert Fuller	6, Earl Street, Maidstone.
Waterman, Bertie Edward ..	18, Tower Road, Dartford.
Wright, Ernest Harry	6, Thomas Street, Woolwich.

PROFESSIONAL ASSOCIATES:

Adams, Gerald James Frederick	12, Farnaby Road, Bromley.
Annett, Ernest Taylor	Borough Surveyor's Office, Gillingham.
Bines, Thomas Harry..	3, Napier Road, Gillingham.
Blomfield, Charles Geoffrey..	Stoneycroft, 2, Glentramnon Park, Orpington.
Brigden, William Ernest.. ..	24, Stone Street, Maidstone.
Bromley, Robert Cecil	Homeleigh, Longlands Road, Sidcup.
Brooker, Frederick George ..	Elm Bank, Sevenoaks.
Brown, Alexander	Home Farm, Hothfield, Ashford.
Burrows, Frank Herbert ..	41, Bank Street, Ashford.
Burtenshaw, Arthur Howard..	Valuer's Office, 24, Stone Street, Maidstone.
Buss, Harold George..	10, The Esplanade, Dover.
Champion, George Ernest ..	Redwall Farm, Linton.
Chapman, Vaughan Godfrey St. John	112, Beckenham Road, Beckenham.
Collins, Isaac..	The Hectorage, Tonbridge.

Cowell, Norman..	District Valuer's Office, 18, Holwood Road, Bromley.
Cowper, Richard William ..	81, High Street, Sittingbourne.
Creasey, John Rogers, Jun. ..	Beltoft, Hadlow Road, Sidcup.
Duck, George Francis..	Keston, Hayes.
Eastman, Edward George.. ..	Station Gates, Orpington.
Edwards, John Percival	Glenvale, Cromwell Road, Beckenham.
Elgar, Charles John	Crockshard, Wingham, near Dover.
Elgar, Walter Robinson	Hillside, Sittingbourne.
Feltham, Arthur William ..	Clovelly, Upper Fant Road, Maidstone.
France, Reginald Rosier.. ..	Milverton, Shortlands.
Freeman, Dudley Searle.. ..	Waterlake, Chiddingstone.
Garnett, Wilfred Ewart.. ..	24, Beech Hill Road, Eltham Park.
Gee, Frederic George..	Westcliff, Cliffe Road, Strood.
Gray, John Vincent	10, Brent Road, Shooter's Hill, Woolwich.
Gray, William Edward	4, St. Margaret Street, Canterbury.
Green, Thomas John	13, King Street, Maidstone.
Haines, Alfred Hubert Jeston	The Agricultural College, Wye.
Hardiman, Harry	70, Goddington Road, Strood.
Hayward, Arthur Latewood ..	16, Lew Road, Rochester.
Henderson, John Alexander ..	Casslands, Springwell Road, Tonbridge.
Hobbs, William Bedo..	The Home Farm, Smeeth, near Ashford.
Honey, Robert Llewellyn ..	Assistant Borough Surveyor, Chatham.
Hookey, Reginald Edward ..	18, Holwood Road, Bromley.
Hughes, John Henry	Glengowan, Shortlands.
Jackson, Richard Stephens ..	24, Stone Street, Maidstone.
Jarrett, ThomasWilliam	124, East Street, Sittingbourne.
Jolly, William John	Marlowes, Beech Hill Road, Eltham.
Jull, Robert Charles..	1, Cumberland Gardens, Tunbridge Wells.
Kelleway, Herbert Davies ..	13, Holligrave Road, Bromley.
Kennard, Horace Burdock ..	Wayside, Manorway, Bexley.
Kindell, Francis Percy	Surveyor's Department, Urban District Council, Beckenham.
Knighton, Thomas Spencer ..	Nevill Lodge, Tunbridge Wells.
Lambert, Edwin Hans..	Sunbury, Matfield.
Lee, Leslie Herbert	22, High Street, Ashford.
Lucas, Arthur Littlejohns ..	Park House, Bexley.
McDougall, Douglas Robert ..	138, High Street, Bromley.
Miles, Leonard Percy..	Netherfield, Scott's Lane, Shortlands.
Moody, Walter Richard	35, Brockman Road, Folkestone.
Naylor, John Stuart..	Glen-Lyn, Wendover Road, Bromley.
Neame, Frederick Ivo..	The Offices, Macknade, Faversham.
New, Elliott John	c/o E. D. Till, The Priory, Eynsford.
Newnham,Frank George	Hillside, Orpington.
Norman, Stuart Henry	Marine Lodge, Castle Road, Deal.
Odell, John Frederick	2, Linslade Villas, Dorset Road, Mottingham.
Oldham, Wilford..	18, Holwood Road, Bromley.

Packe, William Vere	West Wickham, Kent.
Page, Edmund	42, Balmoral Road, Gillingham.
Parkinson, Herbert	392, High Street, Rochester.
Pawley, Tom Edmund..	24, Stone Street, Maidstone.
Payne, John Oswald	Mill House, Keston, Hayes.
Petley, Bertram..	Crixhall Court, Staple, Canterbury.
Petley, Guy	Crixhall Court, Staple, Canterbury.
Randall, Ernest Smith	Elm House, New Road, Chatham.
Rush, Arthur Leslie	65, High Street, Tunbridge Wells.
Rush, Edward Alexander.. ..	Willowsmere, Vale Avenue, Tunbridge Wells.
Scarlett, John Walter, Jun. ..	Beechcroft, Newington, Ramsgate.
Searing, George Thomas	116, New Colney Road, Dartford.
Smith, Charles Philip..	Town Hall, Greenwich.
Smith, Ernest Edward	37, Shepherd's Lane, Dartford.
Smith, Ewart Wallace	48, Holland Road, Maidstone.
Smith, Harold Sankey..	Lyewood, Boughton Monchelsea, Maidstone.
Smith, Herbert Frederick George..	Estate Office, Waldershare Park, Dover.
Smith, Hubert George..	Boughton Monchelsea, Maidstone.
Streeter, Edwin Frederick William	22, Church Lane, Old Charlton.
Strudwick, Frank Edward ..	32, Park Road, Bromley.
Strudwick, Philip..	32, Park Road, Bromley.
Sturgess, John Moore..	Penshurst Park, near Tonbridge.
Symes, Edward Douglas	9, Calverley Park Gardens, Tunbridge Wells.
Temple, Richard, Jun...	Estate Offices, Westgate-on-Sea.
Tomlin, William, Jun.	Hollydene, Birchington.
Watson, Charles Edward.. ..	33, Priory Hill, Dover.
Watt, Alexander Lindsay ..	The Laurels, St. Michael's Road, Maidstone.
Weeks, Percy Bertram	Vale Towers, Tunbridge Wells.
Westbrook, Charles Edward ..	Bank Buildings, Tunbridge Wells.
White, Herbert Pratt..	4, Calverley Terrace, Tunbridge Wells.
White, John William Edden ..	24, Stone Street, Maidstone.
Wilks, Ernest Stringer	Douglas Avenue, Hythe.
Winton, Douglas George	Etherton Hill, Speldhurst, Tunbridge Wells.
Wood, Frank Houseden	14, Mason's Hill, Bromley.
Woodcock, William	11, St. Hilda Road, Folkestone.

LANCASHIRE.

(Lancashire and Cheshire Committee.)

FELLOWS:

Bancroft, Fredk. Herbert ..	78, King Street, Manchester.
Batey, Henry Simpson..	51, South King Street, Manchester.
Beckwith, Henry Langton ..	3, Cook Street, Liverpool.
Berry, Charles Windsor	51, North John Street, Liverpool.
Birch, Walter de Hoghton ..	Hoghton Estate Office, Walton Hall, Preston.
Blunt, Francis Edward	Valuation Department, Inland Revenue, 12, St. John's Lane, Liverpool.
Bradshaw, Arthur George ..	Town Hall, Lancaster.
Brady, Ralph Hollinshed ..	42, John Dalton Street, Manchester.
Bridgford, Ernest James ..	65, King Street, Manchester.
Brierley, Hugh Colley	City Surveyor's Office, Town Hall, Manchester.
Briggs, Arthur	9, Albert Square, Manchester.
Brocklebank, John	58A, Yorkshire Street, Rochdale.
Bury, Joshua..	8, John Dalton Street, Manchester.
Cartwright, Joshua, M.I.C.E. ..	21, Parson's Lane, Bury.
Clare, Edward Lovell	57, Moorfields, Liverpool.
Coope, Samuel	65, Bolton Road, Farnworth.
Cropper, Richard Blaylock ..	12, St. John's Lane, Liverpool.
Cross, William Haslam	77, King Street, Manchester.
Cule, Edward Ivor	7, Moorfields, Liverpool.
Drummond, Bertram	54, Alfred Terrace, Fleetwood.
Dunlop, Dugdale Oakeley ..	57, King Street, Manchester.
Earle, John Wilfrid	88, King Street, Manchester.
Earle, Thomas Algernon	90, King Street, Manchester.
Ellis, Francis..	Bast House, Walmersley.
Entwistle, Charles Carruthers	Valuer's Office, 108, Deansgate, Manchester.
Fair, Arthur Edward..	Estate Office, Haigh Hall, Wigan.
Fair, James Stretton	Estate Offices, Lytham.
Fairclough, William	Leigh, and 60, King Street, Manchester.
Fletcher, Thomas..	46, Fisher Gate, Preston.
Fowler, Alfred Mountain, M.I.C.E.	1, St. Peter's Square, Manchester.
Gilruth, William..	H.M. Office of Works, Victoria Street, Liverpool.
Gregson, George Ernest	11, Chapel Street, Preston.
Hall, John Herbert	1, Cooper Street, Manchester.
*Hartley, Henry..	Bristowe Chambers, 8, Harrington Street, Liverpool.
Hopkinson, Alfred, A.M.I.C.E. ..	15, Agur Street, Bury.
Hurrell, John Weymouth ..	25, Brazennose Street, Manchester.
Hutchins, James Bushell	22, Lord Street, Liverpool.

JACKSON, ROBERT	Estate Office, Wrightington, near Wigan.
KELLY, SYDNEY APPLETON.. ..	136, The Albany, Oldhall Street, Liverpool.
*KIRBY, EDMUND, F.R.I.B.A.	5, Cook Street, Liverpool.
KIRBY, FRANCIS JOSEPH..	5, Cook Street, Liverpool.
KNOWLES, LESLIE S.	47, Portman Street, Moss Side, Manchester.
LANCASTER, CHAS. HOLLAND ..	Union Offices, Brougham Terrace, West Derby Road, Liverpool.
LARMUTH, GEORGE HORATIO ..	Wilton Chambers, 10, St. Ann's Square, Manchester.
LOMAS, ALBERT DANIEL..	Estate Department, Lancashire and Yorkshire Railway, Manchester.
MARKHAM, FREDERICK WARREN..	90, Deansgate, Manchester.
MARSDEN, JOHN WILLIAM	108, Deansgate, Manchester.
MAXWELL, FRANCIS WILLIAM ..	25, Brazennose Street, Manchester.
MEADE, THOMAS DE COURCY, M.I.C.E.	The Town Hall, Manchester.
NUTTALL, HERBERT	33, Winckley Square, Preston.
OLDHAM, JAMES	12, Booth Street, Piccadilly, Manchester.
*PAIN, COARD SQUAREY..	51, North John Street, Liverpool.
PARK, PHILIP	The Park Hotel, Preston.
*REA, JOHN MARCUS BEAUMONT..	8, Winckley Street, Preston, and Lytham.
RICE, BENJAMIN LOUIS	17, Dale Street, Liverpool.
RIMMER, JOHN STANISLAUS ..	48, Castle Street, Liverpool.
ROBERTS, SAMUEL	Royal Engineer Office, 14, Elliot Street, Liverpool.
ROBINSON, GEORGE EDWARD ..	7, Tackett's Street, Blackburn.
SECKER, JOHN EUSTACE..	Estate Office, Warrington.
SHELMERDINE, HENRY	Estate Offices, Lancashire and Yorkshire Railway, Hunt's Bank, Manchester.
SMITH, JOHN AMBROSE	34, John Dalton Street, Manchester.
SMITH, JOHN THOMPSON..	34, John Dalton Street, Manchester.
TAYLOR, EDWIN THURLOW	Valuer's Department, Central Station Chambers, Blackpool.
TAYLOR, THOMAS WALTERS	25, Brazennose Street, Manchester.
THOMAS, GLEGGE	Cheshire Lines Committee, Central Station, Liverpool.
THOMPSON, FRANCIS WILLIAM ..	Ash Lawn, Heaton, Bolton.
TURTON, FLETCHER THOMAS	Municipal Offices, Surveyor's Department, Liverpool.
*WAINWRIGHT, THOMAS TAYLOR	13, Union Court, Castle Street, Liverpool.
WALKER, HOWARD JAMES	Inland Revenue, Bank Chambers, Wigan.
*WALLIS, JOHN DAVID	57, King Street, Manchester.
WATTS, SAMUEL LINGARD	40, South King Street, Cross Street, Manchester.
WHINNERAH, WILLIAM	Polefield Hall, Prestwich.
WILSON, LAWRENCE RICHARD ..	Bank of England Chambers, Tib Lane, Manchester.

Wilson, William Edward ..	Bank of England Chambers, Tib Lane, Manchester.
Wilson, William Henry	5, New Brown Street, Manchester.
Worrall, Ernest..	Stretford Council Offices, Old Trafford.
Wrennall, William	9, Harrington Street, Liverpool.
Young, Herbert Oswald	12, St. John's Lane, Liverpool.
Young, Oswald William	Mersey Docks & Harbour Board, Liverpool.

PROFESSIONAL ASSOCIATES:

Agate, Harry Bertrand	Fernfield, Ellesmere Park, Eccles.
Appleby, Frank Sefton	44, Ashgrove, Wavertree, Liverpool.
Archer, Herbert Humbley ..	6 and 7, Promenade, Southport.
Atack, George Albert Severne	Valuer's Office, 61, Market Square, Lancaster.
Barrett, Thomas Norman ..	Beech Mount, Ellesmere Park, Eccles.
Bolton, Frank Holmes	Inland Revenue, 78, King Street, Manchester.
Booth, Ernest Witton, a.m.i.c.e.	25, Cross Street, Manchester.
Bowden, Ernest Newton	14, Ridgefield, Manchester.
Bowtell, William Edgar	Valuer's Department, Inland Revenue, 78, King Street, Manchester.
Bradshaw, Henry Herbert ..	63, Prospect Terrace, Altham, Accrington.
Brewerton, Frank Asquith ..	20, Mayfield Road, Whalley Range, Manchester.
Bridgford, Leo Appleton	65, King Street, Manchester.
Broad, Gordon Leslie	H.M. Office of Works, New Bridge Street, Manchester.
Brown, Thomas Stanley	84, Palatine Road, W. Didsbury, Manchester.
Burgess, Arthur	31, Parkfield Road, Sefton Park, Liverpool.
Burton, George Frederick ..	11, Manor Road, Low Side, Oldham.
Bury, William Nevile Broadbent	8, John Dalton Street, Manchester.
Carr, Arthur Bentley..	14, Cook Street, Liverpool.
Chant, Arthur Guy	Lindow Lodge, Lancaster.
Chapman, Richard Thwaite, a.r.i.b.a.	Highrigg, Eastbourne Grove, Heaton, Bolton.
Charles, John Acheson	191, Abbey Road, Barrow-in-Furness.
Clarke, Francis Archibald ..	District Bank Buildings, Wood Street, Bolton.
Clipson, Samuel	25, Cartwright Street, Audenshaw, Manchester.
Clough, Herbert Healey	25, Fenton Street, Rochdale.
Collyer, Daniel William	34, Miller Arcade, Preston.
Conway, Frederick James Kelshaw	12, St. John's Lane, Liverpool.

Cornwell, William James ..	209, Duke Street, Barrow-in-Furness.
Cottam, Harry	Engineer's Office, Fylde Water Board, Barnacre, near Garstang.
Davidson, Richard Bruce	10, Hardshaw Street, St. Helens.
Davies, Albert George	909, Chester Road, Stretford, Manchester.
Dawson, Henry Walker	19, Queen Street, Oldham.
Dickson, Alfred Eric..	30, Winckley Square, Preston.
Dixon, Isaac	End House, Garmoyle Road, Liverpool.
Dixon, Myles..	Municipal Offices, Liverpool.
Eccleshall, George Bennett ..	34, Bradford Terrace, Worsley Road, Farnworth.
Ellam, Geoffrey Walter.. ..	5, Cavendish Road, Chorlton-cum-Hardy.
Entwistle, Joseph	28, Willows Avenue, Lytham.
Foster, William Arthur	Valuer's Department, Richmond Chambers, Blackburn.
Gawith, Harrison..	12, St. John's Lane, Liverpool.
Grantham, William Hubert ..	54, Talbot Road, Old Trafford, Manchester.
Harrison, Ernest..	Hill Top, Bolton-le-Sands, near Carnforth.
Harrison, Michael Mattinson ..	Westbrook, Bolton-le-Sands, Carnforth.
Heaton, Herbert	204, Deepdale Road, Preston.
Hepworth, Ernest Alfred ..	75, Princess Street, Manchester.
Heywood, Reginald	4 Trafford Street, Preston.
Hodgkinson, James Henry ..	23, Delamere Street, Ashton-under-Lyne.
Hornby, Geoffrey Phipps.. ..	Knowsley, Prescot.
Howard, Norman..	8, Vernon Street, Bolton.
Hudson, John Cyril	55, Cross Street, Manchester.
Hutson, Ewart Gray..	Messrs. Diggle and Son, Water Offices, Hind Hill Street, Heywood.
Ince, Alfred Ethelbert	48, Bertrand Road, Bolton.
Jackson, Alfred Ernest	Town Hall, Southport.
Jackson, Robert Ewan	Hall Gowan, Carnforth.
Jones, Arthur Dew	City Surveyor's Office, Town Hall, Manchester.
Jones, Tom	Valuer's Department, Market Square, Lancaster.
Keighley, Samuel..	27, Nicholas Street, Burnley.
Kershaw, Samuel Ryder	Holly House, Bury Old Road, Manchester.
Kirk, Allan	28, Burlington Road, Withington, Manchester.
Kirkwood, Norman Fraser ..	Valuer's Office, 12, St. John's Lane, Liverpool.
Lawton, Robert Allison.. ..	28, Hilton Crescent, Prestwich.
Leech, Arthur Clive	Worthington Lodge, Worthington, near Wigan.

Lees, Henry Berry	20, Crosby Road, Birkdale, Southport.
Linney, Joseph Frederic	c/o W. H. Robinson, Cromwell Buildings, Blackfriars Street, Manchester.
Luke, John	12, Central Drive, Ansdell, Lytham.
Mair, William Fraser..	The Elms, Stretford, Manchester.
Mason, Arnold Stewart	Engineer's Department, Corporation Waterworks, Liverpool.
Miller, Thomas Hartley	Valuer's Office, Inland Revenue, Richmond Terrace, Blackburn.
Morrison, Daniel..	41, John Dalton Street, Manchester.
Morton, Thomas Chalmers ..	5, Cross Street, Manchester.
Nicholson, James, Jun.	77, Hilden Street, Bolton.
Nuttall, George Purcell ..	Park Hills, Bury.
Ovenden, Hugh	Holmfield, Whitestake, near Preston.
Owen, John	24, Handfield Road, Waterloo, Liverpool.
Owen, Trevor ap Rowland ..	Sandy Nook, Seaforth, Liverpool.
Pearson, Thomas Gibson	Town Hall, Barrow-in-Furness.
Pennington, Stanley Muncaster	Sandfield House, Hawthorn Road, Bootle.
Percival, Frank Neville	Eastwood, Agnew Street, Lytham.
Perrins, George Latham	13, Cambridge Road, Lytham.
Potts, Gilbert Ackroyd	34, Victoria Buildings, Victoria Street, Manchester.
Punchard, Thomas William ..	3, Westbourne Terrace, Lancaster.
Renshaw, Charles Gordon ..	c.o. A. Renshaw, The Glen, Broughton Park, Manchester.
Reynolds, Arthur Hugh	Holton, Blundellsands, Liverpool.
Rigby, Reginald	Rosebank, Prestwich, Manchester.
Savage, Tom Albert	55, Mills Hill Road, Middleton Junction, Manchester.
Scholes, John Greaves	Samlesbury Vicarage, Preston.
Selby, John Baseley	Atherton Hall, Leigh, near Manchester.
Stanley, George..	33, St. Philip's Road, Gorton, near Manchester.
Sutcliffe, Albert James	10, Victoria Street, Liverpool.
Thomson, Charlton	5, Cook Street, Liverpool.
Tong, Frederick Norman.. ..	Rathgar, Morris Green, Bolton.
Turner, Harold Ernest	Union Chambers, Stamford Street, Ashton-under-Lyne.
Turner, Henry	17, Lark Avenue, Penwortham, near Preston.
Turner, Herbert..	49, Deansgate, Manchester.
Turner, Wilfrid Archer.. ..	The Gables, Ashton-under-Lyne.
Walmesley-Cotham, Ivan	17, Aughton Road, Birkdale, Southport.
Walthew, Reginald Battersby	31, Marmion Road, Liverpool.
Ward, John Eldon	10, Wyresdale Road, Bolton.
Watts, Francis Henry	5, Victoria Buildings, Silver Street, Bury.
Whitaker, George	Engineer's Department, Fylde Water Board, Sefton Street, Blackpool.

WILKINSON, PERCY MACDONALD ..	38, Somerville Road, Waterloo, near Liverpool.
WILLIAMS, JOSEPH BERTRAM ..	54, Church Street, St. Helens.
WILLIAMS, WORTHINGTON ERIC ..	44, Richmond Street, Ashton-under-Lyne.
YATES, HAROLD	26, Wellfield Road, Blackburn.

ASSOCIATE :

KING, WILLIAM, M.I.C.E.	5, Beach Lawn, Waterloo, Liverpool.

LEICESTERSHIRE.

(Leicestershire, Northamptonshire, and Rutland Committee.)

FELLOWS :

BANKS, FREDERICK STUART ANGUS	Lloyd's Bank Chambers, Leicester.
CHARLES, ARTHUR	Noseley Estate, Billesdon, Leicester.
*CLOUGH-TAYLOR, HORACE GEORGE	39, Friar Lane, Leicester.
COALES, HERBERT GEORGE, A.M.I.C.E.	Local Board Offices, Market Harborough.
*DRAPER, ARTHUR THOMAS	Friar Lane, Leicester.
EVERARD, JOHN BREEDON, M.I.C.E., F.R.I.B.A.	6, Millstone Lane, Leicester.
FISHER, CHARLES BROWNING ..	Market Harborough.
GERMAN, GEORGE	Rawdon Terrace, Ashby-de-la-Zouch.
GERMAN, HARRY	The Gables, Ashby-de-la-Zouch, and Loughborough
*GERMAN, JOHN	Ashby-de-la-Zouch.
HAIGH, THOMAS FREDERICK ..	Messrs. Miller and Haigh, 25, Halford Street, Leicester.
HINCKS, HENRY THORP..	Wigston Hall, Leicester.
HOLLOWAY, HARRY HOWNAM ..	Market Harborough.
MARTIN, ROBERT FREWIN	Mountsorrel, Loughborough.
*ROLLESTON, SIR JOHN FOWKE LANCELOT, M.P.	Grey Friars, Leicester.

*Rolleston, William Gustavus Stanhope	Grey Friars, Leicester.
Thorpe, John..	Market Bosworth.
Wade, George Tempest	Halford Street, Leicester.
*Woolley, W. Edward..	Rectory Place, Loughborough.

PROFESSIONAL ASSOCIATES:

Aspell, Fred Hewlings	47, Glenfield Road, Leicester.
Baldwin, Austin Provost.. ..	Messrs. Holloway Price and Co., Market Harborough.
Burt, John Thomas	40, Sykefield Avenue, Leicester.
Crump, Edward Harold	Urban District Council Offices, Hinckley.
Darnell, Charles Tilley	Northfield Road, Blaby, near Leicester.
Davis, Neville B., a.m.i.c.e. ..	Waterworks Office, Leicester.
Ellis, Wilfrid Spencer	10, Kirby Road, Leicester.
Everard, Bernard	6, Millstone Lane, Leicester.
Fisher, Edward Humbert ..	Church Farm, Desborough, Market Harborough.
Gimson, Martin	White House, Clarendon Park, Leicester.
Joyce, Harry Ward, b.sc. ..	Alton Grange, Ashby-de-la-Zouch.
Keay, William	21, Danes Hill Road, The Fosse, Leicester.
Laird, Ninian Parker..	Thurnby, near Leicester.
Orchard, Alfred Dean	Market Bosworth.
Orton, William Goodacre ..	9, Gopsall Street, Leicester.
Pearson, George Parker	Sutton Bonington, near Loughborough.
Snow, Henry Cyprian..	8, Pocklington's Walk, Leicester.
Thompson, John Clulow	Knighton House, Leicester.
Wartnaby, Charles Richard Arnold	Clipston, Market Harborough.
Woolley, Maurice Theodore ..	Rectory Place, Loughborough.

LINCOLNSHIRE.

(Nottingham and Lincoln Committee.)

FELLOWS:

Beasley, Thomas Calvert Platt	Harston, Grantham.
Corby, Joseph Boothroyd	15, All Saints' Place, Stamford.
Crofts, Ewan Nevile	Caythorpe, Grantham.
*Higgins, Frederic	Alford.
Ingram, James Francis..	26, Victoria Street, Grimsby.

KERR, JOHN MURRAY	Inland Revenue, London City and Midland Chambers, High Street, Lincoln.
MASON, CHARLES	Newton House, Queen Street, Louth.
ORWIN, CHARLES STEWART	Estate Office, Panton, Wragby.
RICHARDSON, CHARLES	15, Barn Hill, Stamford.
RICHARDSON, JAMES	13, Barn Hill, Stamford.
*TINDALL, CHARLES WILLIAM ..	Wainfleet, S.O.
TURTON, EDWARD JAMES	Horkstow, Barton-on-Humber.
WALKER, GEORGE BOOTH	Wainfleet.
WOOLLEY, REGINALD	Silver Street, Lincoln.

PROFESSIONAL ASSOCIATES:

BELL, HARRY CECIL	Shirley Croft, Grantham.
BUTTRICK, WALTER HAMMOND ..	107, High Street, Scunthorpe.
ELLIS, REGINALD DENNIS	Land Valuation Offices, High Street, Lincoln.
GIFFORD, EGMONT AUGUSTUS ..	Cornwalls, Wellholm Road, Grimsby.
INGLEBY, ERNEST JAMES, N.D.A. ..	Normanton Lodge, Stamford.
JOHNSON, WILLIAM INGLIS	Estate Office, 18, St. Mary's Street, Stamford.
KENDZIOR, FRANK FELIX	Burton, Lincoln.
MORRIS, CLIFFORD	1, Abbey Drive West, Grimsby.
NELSON, EDWARD RUSSELL	Valuer's Office, 26, Victoria Street, Grimsby.
PATON, HUGH	Rose Cottage, Syston Park, Grantham.
RIGGALL, JABEZ ALLAN	Heck House, Grimsby.
WOOD, HAROLD	4, South St. Mary's Gate, Grimsby.
WOOD, LEONARD	4, South St. Mary's Gate, Grimsby.
WRIGHT, PHILIP CHETWOOD	Brattleby Hall, near Lincoln.

ASSOCIATE:

SCOTT, THE HON. HENRY ROBERT	Belvoir Castle, Grantham.

MIDDLESEX.

(Bedford, Essex, Hertford, and Middlesex Committee).

FELLOWS:

APPLEBY, JOHN HENRY JAMES ..	Corona, Chester Road, Northwood.
ASSITER, HARRY G...	The Weald House, Harrow Weald.
BARKER, FREDERICK GEORGE ..	Boldrewood, King Edward's Grove, Teddington.

Biscoe, Francis Edwin	2, College Road, Harrow-on-the-Hill.
Brown, Reginald, a.m.i.c.e. ..	Osterley, Longford Avenue, Southall.
Eves, Francis George Bertram	54, High Street, Uxbridge.
Eves, William Lionel..	54, High Street, Uxbridge.
Gimson, Allen	Northcroft, Oakhill Avenue, Pinner.
Goadby, Howard	72, Clifden Road, Twickenham.
Horne, Edmund	High Street, Hounslow.
Jarmain, William	Fairfield, Hatch End, Pinner.
Lake, Cuthbert Joseph	Hatch End.
Martin, Thomas	67, Teddington Park, Teddington.
Norman, Herbert John	Clare Lodge, Southall.
Norman, James Maurice	Uxbridge.
Pearce, Fred W.	Surveyor's Office, Town Hall, Twickenham.
Stanton, George Walter	2, College Road, Harrow-on-the-Hill.
Sturt, Charles Edwin..	16, St. Stephen's Gardens, East Twickenham.
Wain, George Sparrow	Valuer's Office, 10, College Road, Harrow.
Woodbridge, Stephen, Jun. ..	210, High Street, Brentford.
Woods, Arthur George	17, The Grove, Spring Grove, Isleworth.
Woods, Thomas	4 and 5, Church Parade, Hounslow.
Wreathall, Robert T...	Manor House, Greenhill, Harrow.

PROFESSIONAL ASSOCIATES :

Brown, Charles George	Park Place, Harefield.
Buckland, William Thomas ..	72, Clifton Road, Twickenham.
Buller, Francis Charles	84, Amyand Park Road, Twickenham.
Corble, Archibald Harrison ..	Langdale, Chase Side, Enfield.
Cranfield, Guy William	Bramley House, Enfield.
Eachus, Charles Alfred Eedes	Hurstleigh, Bycullah Avenue, Enfield.
Ellis, Charles Evelyn..	Brookside, Bush Hill Park, Enfield.
Farthing, Charles Harold.. ..	6, Station Yard, Twickenham.
Franklin, Herbert John	5, Risingholme Villas, High Road, Wealdstone.
Freeman, Frank Condy	Bushey Cottage, Harlington.
Garnham, Edwin Alfred Vickery	2, Sheepcote Road, Harrow.
Giles, Charles Malcolm	Stonegrove, Edgware.
Gumbrell, Leonard Barton ..	87, Holmesdale Road, Hampton Wick.
Horne, Edmund Peisley	6, Staines Road, Hounslow.
Hosken, Wilfrid	Surveyor's Department, Hendon R.D.C., Great Stanmore.
Houghton, John Henry	Blakesware, Cambridge Road, Teddington.
Hunt, Herbert Charles.. ..	70, King Edward's Grove, Teddington.
Kekewich, Stanley Buck ..	Whitelands, St. George's Road, St. Margaret's.

KING, GILBERT RIGLEY	Town Hall, Twickenham.
LINE, FREDERICK JAMES	32, Pinner Road, Harrow.
MCDONALD, JAMES RATCLIFF ..	Charlton House, Charlton, nr. Shepperton.
MARRIAN, HAROLD GREENWOOD, A.M.I.C.E.	Station Chambers, Twickenham.
MATTHIAS, ALFRED ALEXANDER ..	33 Welldon Crescent, Harrow.
MONTGOMERY, GEORGE	4, South View Villas, Risingholme Road, Wealdstone.
NEWMAN, PERCIVAL CORNEY, A.R.I.B.A.	20, Copthall Gardens, Twickenham.
PARROTT, HUGH FRANCIS VIVIAN	The Thorn, Hayes End, S.O.
RACKHAM, HAROLD WILFRED ..	St. James' Lodge, Harrow Weald.
ROBERTS, FREDERICK LEONARD ..	Catterall, Chestnut Avenue, Hampton-on-Thames.
SYMS, REGINALD HARDY	Rosmore, The Grove, Isleworth.
THOMPSON, FREDERICK WILLIAM ..	Birkrigg, Ashford.
TURNER, AUGUSTUS GARDNER ..	Westbourne House, Richmond Road, Twickenham.
VICKERMAN, MONTAGUE HAROLD ..	Ossulston, Copland Avenue, Wembley.
WISE, WILLIAM CHARLES	Kenmuir, Hallowell Road, Northwood.
WOOLNOUGH, TOM	Fleet House, Hopper's Road, Winchmore.

ASSOCIATE :

THORNE, RICHARD SQUIRE, B.A. (*Cantab.*)	Nicoll Farm, Edgware.

MONMOUTHSHIRE.

(Wales (South) and Monmouthshire Committee.)

FELLOWS :

FISHER, GATHORNE JOHN	Arcade Chambers, Pontypool.
HARDING, CHARLES REGINALD ..	County Land Agents' Office, County Council Buildings, Newport, and Inglefield, Llanthewy Road, Newport.
HITCHCOX, WILLIAM	Bank Chambers, Newport.
HUMPHREYS, JOHN HENRY	Castle House, Usk.
POWELL, FREDERICK ATKINSON, F.R.I.B.A.	Agincourt Square, Monmouth.
PRITCHARD, HERBERT ALFRED ..	Valuer's Office, Bridge Street, Newport.
REES, WILLIAM GEORGE	Holly House, Newport.
TANNER, WILLIAM	County Surveyor, Newport.

PROFESSIONAL ASSOCIATES:

Bennett, Stephen Augustus ..	Deputy County Surveyor, Newport.
Griggs, Henry Jenner, a.r.i.b.a.	Metropolitan Bank Chambers, Newport.
Hobbs, Reginald Arthur.. ..	Trevethin, Dixton Road, Monmouth.
Hopley, Sydney Frank ..	Sunny Bank, Commercial Street, Pengam.
Innes, Gilbert Plantagenet Mitchell	Tredegar Estate Office, Newport.
Nash, Harry Norton	District Valuer's Office, 24, Bridge Street, Newport.
Thomas, Frederick James	35, Somerset Road, Newport.

NORFOLK.

(Cambridge, Huntingdon, Norfolk, and Suffolk Committee.)

FELLOWS:

Bacon, Horace	Attleborough.
Beck, Arthur Clement	Castle Rising, King's Lynn.
*Beck, Edward William	16, Bank Street, Norwich.
Burroughes, Charles Fitzpatrick	Estate Office, Quidenham, Attleborough.
Easter, William	Wiggenhall St. German, King's Lynn.
Falcon, Michael	Horstead House, Norwich.
Gayford, Henry John..	Raynham Estate Office, East Raynham.
Goodchild, Ralph Harry	57, London Street, Norwich.
*Hawkins, Charles	Downham Market.
Hawkins, Edward Robinson ..	South Runcton, Downham Market.
Hawkins, Lancelot Goulder ..	Downham Market.
Hornor, Charles Jared	32, Prince of Wales Road, Norwich.
Hornor, Francis	Queen Street, Norwich.
Ireland, Edwin Benjamin	Guestwick, East Dereham.
Mills, Samuel Mealing	51, London Street, Norwich.
Morgan, Benjamin Brauford ..	1, Upper King Street, Norwich.
*Salter, William Herbert ..	The Hall, Attleborough.
Widdicombe, Charles Edwin ..	Valuation Department, King's Lynn.
Wright, William Edward ..	King's Lynn.

PROFESSIONAL ASSOCIATES:

Arnold, Harry Hagon	Victoria Chambers, Bank Plain, Norwich.
Barnard, Dennis Christopher..	The Shirehouse, Norwich.
Barnham, George William ..	Griston, Watton.
Bodger, Percy Morris..	28, Bishopsgate Street, Norwich.
Brassey, Robert Egerton	Estate Office, Merton, Watton.
Davies, William Gwynne Batchelor	Valuer's Office, King's Lynn.
Elmes, Frederick Lansell ..	Priory Chambers, Cromer.
Fielding, Kenneth Hubert ..	3, Redwell Street, Norwich.
Francis, Thomas John Philip ..	Valuer's Department,, King's Lynn.
Freuer, William Samuel	Great Massingham, King's Lynn.
Gowing, Charles Towler	White Hall, Sprowston, Norwich.
Hornor, Bassett Fardell.. ..	Old Bank of England Court, Queen Street, Norwich.
Menzies, Robert	Merton Estate Office, Thetford.
Miles, John Guilford..	The Denes, Great Yarmouth.
Oldfield, Claude Courtenay ..	66, London Road, King's Lynn.
Palmer, Charles Drayton ..	208, Unthank Road, Norwich.
Paul, George Garnham	Gunton Park, Norwich.
Powell, Wallace Gerald ..	City Engineer's Office, Norwich.
Pratt, Jermyn Harold	Ryston Hall, Downham.
Riddett, Basil Perry	19, Neville Street, Unthank Road, Norwich.
Sackett, Sidney Rupert.. ..	Valuer's Office, Inland Revenue, King's Lynn.
Salter, William Eric..	25, Thorpe Road, Norwich.
Smith, Douglas	Orford EstatesOffice,Thwaite,Erpingham.
Smith, Frank Hall	Surveyor's Office, Sheringham.
Spelman, William Wilton Rix..	17, Bank Plain, Norwich.
Walker, Henry Havelock.. ..	Richmond Chambers, Railway Road, Sheringham.
Waters, Frank	30, Cattle Market, Norwich.
Whitaker, Hugh	Valuation Department, King's Lynn.
Wise, Frederick John..	Valuation Department, Inland Revenue, King's Lynn.
Woolley, Reginald George ..	The Hill, Sheringham.
Wright, Thomas Henry Gordon	Bank Plain, Norwich.

NORTHAMPTONSHIRE.

(Leicestershire, Northamptonshire, and Rutland Committee.)

FELLOWS:

Bletsoe, Henry Hopkinson ..	Thrapston.
Cave, Thomas Newman	Horton.
*Dickson, Thomas Arthur ..	Estate Office, Overstone Park, Northampton.
Edmonds, John	Drayton Estate Office, Islip, Thrapston.
Laurance, John	Shortacre, Peterborough.
Marsh, Frederick Stephen ..	Waverley, All Saints Road, Peterborough.
Merry, Thomas	9, Abington Street, Northampton.
Scriven, Richard George	Castle Ashby, Northampton.
Sowels, William Clowes	Little Everdon, Daventry.
*Thring, Douglas Theodore ..	Boughton House, near Kettering.
Wilmot, Hubert de Burgh ..	The Milton Estate Office, Priestgate, Peterborough.

PROFESSIONAL ASSOCIATES:

Bearn, Arthur Frederick ..	Cedar Lawn, Wellingborough.
Brown, John	Abingdon Street, Northampton.
Clarke, Percy Christopher ..	Longthorpe, Peterborough.
Cooper, Cecil Francis Adrian ..	Wootton, Northampton.
Croft, Christopher	The Elms, Dallington.
Jessup, David Pooley..	Inland Revenue, County Chambers, Northampton.
Knight, Charles William.. ..	The Mill, Hollowell, Northampton.
Palmer, William Lucius.. ..	Edenhurst, The Avenue, Dallington.
Scott, Charles William Montagu Douglas	Boughton House, Kettering.
Shedden, Edward Claude.. ..	Inland Revenue, County Chambers, Northampton.
Stops, Herbert Jackson	Towcester.
Whitton, Harold William ..	County Chambers, The Drapery, Northampton.

NORTHUMBERLAND.

(Northumberland and Durham Committee.)

FELLOWS:

*Armstrong, Thomas John ..	14, Hawthorn Terrace, Newcastle-on-Tyne.
Aynsley, Robert John	Fencer Hill, Gosforth, Newcastle-on-Tyne.
Barnes, Harry	4, Summerhill Grove, Newcastle-on-Tyne.
*Clark, John McClare..	Haltwhistle, and Hexham.
Douglas, James Wightman ..	1, St. Nicholas Buildings, Newcastle-on-Tyne.
Edge, Frederic James, M.I.C.E.	38, Blackett Street, Newcastle-on-Tyne.
Grimwood, Arthur	Inland Revenue, 4, Mosley Street, Newcastle-on-Tyne.
Hindmarsh, Ralph Frederick..	Tyne Improvement Commission, Engineer's Office, Newcastle-on-Tyne.
James, Christian Hugh	Rudchester, Wylam-on-Tyne.
McGhie, Charles	38, Collingwood Buildings, Collingwood Street, Newcastle-on-Tyne.
*Sample, Charles Herbert, B.A. (*Cantab.*)	Matfen, near Newcastle-on-Tyne.
Sample, William Collings ..	Tritlington Hall, Morpeth.
Sanderson, William Waite ..	Kenton Hall, Kenton.
Scott, John	5, Market Place, Morpeth.
Smith, Stanley Addison	Emerson Chambers, Blackett Street, Newcastle-on-Tyne.
Taylor, Harry William, A.M.I.C.E.	Cathedral Buildings, Dean Street, Newcastle-on-Tyne.
*Taylor, John Walton, F.R.I.B.A.	St. John Street, Grainger Street West, Newcastle-on-Tyne.
Townend, William	4, Mosley Street, Newcastle-on-Tyne.
*Walker, Sir Francis Elliott, Bart.	Swansfield House, Alnwick.

PROFESSIONAL ASSOCIATES:

Allen, John Parnell..	23, Victoria Buildings, Grainger Street, West, Newcastle-on-Tyne.
Armstrong, Clive Heath	Westgate, Haltwhistle.
Aynsley, Douglas Farrer ..	24, Wolveleigh Terrace, Gosforth, Newcastle-on-Tyne.

Barkas, Pallister	118, St. George's Terrace, Newcastle-on-Tyne.
Beal, Joseph Kyle	Heaton Road North, Newcastle-on-Tyne.
Bowes, Osborne Johnstone ..	Messrs. J. P. Allen and Partners, Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
Crosier, Charles	2, Northumberland Avenue, Forest Hall, Newcastle-on-Tyne.
Crowley, Walter St. Leger ..	Mosley Chambers, 30, Mosley Street, Newcastle-on-Tyne.
Fox, John Harper Graham.. ..	Wyndale, Belgrave Parade, Newcastle-on-Tyne.
Hackett, William Jennens ..	47, Cavendish Place, Newcastle-on-Tyne.
Hardie, Ebenezer Robert ..	9, Sunbury Avenue, Newcastle-on-Tyne.
Holdforth, Harold	4, Mosley Street, Newcastle-on-Tyne.
Holzapfel, John William, n.d.a.	North Elswick Hall, Newcastle-on-Tyne.
Ker, Arthur Preston..	Moothall, Newcastle-upon-Tyne.
Lane, Frederick Charles	5, Market Place, Morpeth.
Liddell, John George Walton	Chesters Estate Office, Humshaugh.
McKerrow, James Weir, a.m.i.c.e.	Corporation Waterworks, Town Hall, North Shields.
Mundle, Ernest Ranson	42, St. George's Terrace, Jesmond, Newcastle-on-Tyne.
Pearson, Norman Hanson	52, Percy Park, Tynemouth.
Reay, Robert Henry..	207, Osborne Road, Jesmond, Newcastle-on-Tyne.
Robson, Walter	13, Framlington Place, Newcastle-on-Tyne.
Stephenson, Robert Barnard ..	Victoria Buildings, Grainger Street West, Newcastle-on-Tyne.
Town, Henry Annandale	Killingwork House, Forest Hall, Northumberland, and Station Chambers, 10, Neville Street, Newcastle-on-Tyne.
Turnbull, Robert Ernest ..	Estate Office, Gallowhill, Morpeth.
Welsh, Martin Frederick ..	1, Salisbury Gardens, Jesmond, Newcastle-on-Tyne.
White, William, Jun.	33, Pilgrim Street, Newcastle-on-Tyne.
Williams, Frank McClure ..	Brainshaugh House, Acklington.
Wood, Herbert Calvert	Chesters Estate Office, Humshaugh-on-Tyne, S.O.

NOTTINGHAMSHIRE.

(Nottingham and Lincôln Committee.)

FELLOWS:

Bailey, William Smith	4, Kirkgate, Newark-upon-Trent.
Barnes, John William James ..	Albion Chambers, King St., Nottingham.
Bell, Joseph Askew	Rufford Estate Office, Ollerton.
Booker, Frank William	Valuer's Office, Inland Revenue, Nottingham.
Brackett, Wm. Newbegin	Market Place, Retford.
Calvert, Arthur Richard	18, Low Pavement, Nottingham.
Clements, Cyril John	11, Park Avenue, Mansfield.
Crampton, Arthur Wesley ..	Leyton Avenue, Mansfield.
Eve, Charles Gerald	Inland Revenue, Westminster Buildings, Nottingham.
Haynes, Henry	Estate Office, Clifton, Nottingham.
Hine, George Thomas	Victoria Street, Nottingham.
Huskinson, Ernest Amphlett ..	Epperstone, near Nottingham.
*Huskinson, Thomas Wm.	Epperstone Manor, Nottingham.
Lister-Kaye, Charles Wilkinson	Osberton, Worksop.
Maggs, Leonard	The Hollies, Walnut Grove, Radcliffe-on-Trent.
Morris, Charles	The Lodge, Radcliffe-on-Trent, and 27, Bridlesmith Gate, Nottingham.
Parkin, William	Babworth, Retford.
Taylor, William Henry	Nuttall, Nottingham.
Turner, Thomas Warner	Langwith Lodge, Mansfield.
Walker, Herbert, M.I.C.E., F.R.I.B.A.	Albion Chambers, King Street, Nottingham.
*Walker, Joseph	South Road, The Park, Nottingham.
*Walker, Joshua	Bridge Offices, Bridgegate, Retford.
Wigram, John	South Collingham, Newark.
Woolley, Reginald	South Collingham, Newark.
Woolley, Thomas Cecil Smith ..	South Collingham, Newark.
Wordsworth, Robert Walter ..	Whitemoor, Ollerton.
*Wright, Charles William, M.A. (*Cantab.*)	21, Parkinson Street, Nottingham.

PROFESSIONAL ASSOCIATES:

Bell, Francis Askew	Wellow House, Newark.
Brooks, William Nathaniel ..	Collingham, Newark-on-Trent.
Butterworth, Josiah	Mansfield.
Child, Edmund Herbert, A.R.I.B.A.	12, Middle Pavement, Nottingham.
Conquest, Claude Duncombe ..	Valuer's Office, Westminster Buildings, Upper Parliament Street, Nottingham.

CONRAN, WILLIAM ADAM BASTARD	Valuer's Department, Westminster Buildings, Upper Parliament St., Nottingham.
HICKS, ARTHUR LESLIE	Inland Revenue, Westminster Buildings, Nottingham.
JAMES, FRANK J.	Rectory Road, West Bridgford, Nottingham.
MORRIS, ARTHUR	3, Derby Terrace, Nottingham.
PAIN, WILLIAM HENRY	Carnarvon Estate Office, Bingham.
RANDALL, AUGUSTINE ST. GEORGE	1, Oliver Street, Nottingham.
ROBERTSON, WILLIAM ANDREW ..	Purley, Dagmar Grove, Alexandra Park, Nottingham.
SCALES, ARTHUR ALFRED	Valuation Department, Inland Revenue, Nottingham.
TAYLOR, RUSSELL LEIGH	Newcastle Estate Office, Worksop.
WIGRAM, HENRY JOSEPH	The Lodge, South Collingham, Newark.
WILSON, JAMES CALVERT	Newcastle Estate Office, The Park, Nottingham.

OXFORDSHIRE.

(Berks, Bucks, and Oxon Committee.)

FELLOWS

CASTLE, ARTHUR	11, King Edward Street, Oxford.
DAVIS, CHARLES EDWARD, B.A. (*London*)	Wroxton Estate Office, near Banbury.
*FIELD, FRANCIS HAYWARD ..	11, King Edward Street, Oxford.
HOLIDAY, FREDERICK DEAN ..	Bicester.
HOLIDAY, PERCY CAVE	Bicester.
JONES, FRANCIS WILLIAM	2, Frewin Court, Corn Market Street, Oxford.
LIGHTFOOT, HENRY LE BLANC, M.A. (*Oxon.*)	Corpus Christi College, Oxford.
MAXWELL, JOSEPH ARCHIBALD..	21, Marlborough Road, Banbury.
SIMMONS, CHARLES FRANKLIN ..	Henley-on-Thames.
*SIMMONS, W. ANKER	Henley-on-Thames.
WATSON, DAVID ALEXANDER ..	Estate Office, Watlington.

PROFESSIONAL ASSOCIATES:

APPLETON, EDWARD	New Place, Bath Road, Banbury.
DEWE, WALLACE	Knollsleigh, Henley-on-Thames.
FORBES, ALEXANDER	Highmoor Lodge, Highmoor Road, Caversham.

Gripper, Edward Cutbush.. ..	54, Aston Street, Oxford.
Hamill, John..	36, Beaumont Street, Oxford.
Hurcomb, Harold Francis.. ..	32, Warnborough Road, Oxford.
Jones, Frank Cecil	Frewin Court, Corn Market Street, Oxford.
Jones, Montague William	Frewin Court, Corn Market Street, Oxford.
Lanham, Laurence	36, Beaumont Street, Oxford.
Martin, Victor Callingham ..	The Nook, Shiplake-on-Thames.
May, Cyril Ernest	Messrs. Simmons and Sons, Henley-on-Thames.
Morse, Dudley Walter	Kirtlington, Oxford.
Rose, Edward Joseph..	58, Corn Market Street, Oxford.
Rowland, William John W. ..	Lower Farm, Shabbington, Thame.
Worrall, Bertram	Rectory Farm House, Steeple Aston, Oxford.
Wright, Reginald Leslie	18, Thames Side, Henley-on-Thames.

ASSOCIATE :

Somerville, William, m.a., d.sc.	121, Banbury Road, Oxford.

RUTLANDSHIRE.

(Leicestershire, Northamptonshire, and Rutland Committee.)

FELLOWS :

Royce, David Needham	Oakham.
Royce, John	Oakham.

SHROPSHIRE.

(Salop, Hereford, and Mid-Wales Committee.)

FELLOWS :

Bather, John T.	9, The Square, Shrewsbury.
Davis, Alfred Thomas, a.m.i.c.e.	Shire Hall, Shrewsbury.
Dodgson, Wilfred Longley ..	5, Mill Street, Ludlow.
Evans, William Ernest	School Gardens, Shrewsbury.
Fenn, Andrew Thomas Cranage	Southfield, Kingsland, Shrewsbury.

HALL, WILLIAM TIMOTHY	College Hill, Shrewsbury.
HAZLEDINE, JOHN TURNER CLOUGH	Gateway Chambers, Shrewsbury.
MORRIS, WILLIAM HENRY	West House, Chirbury.
NEWILL, ROBERT HENRY	Lydbury North.
OWEN, HENRY..	Dana Chambers, Shrewsbury.
RAFFETY, HERBERT WILLIAM ..	Valuation Department, Inland Revenue, Shrewsbury.
RICHARDS, WALTER..	12, Swan Hill, Shrewsbury.
*TOWER, BROWNLOW RICHARD CHRISTOPHER	Bridgewater Estate Office, Ellesmere.
WOLLEY, THOMAS JOHN..	Clungunford Estate Office, Aston-on-Clun.
*WYLEY, HENRY JAMES..	Bridgnorth.

PROFESSIONAL ASSOCIATES:

ADDIE, ALAN LESLIE FORRESTER..	Crowder House, Wellington.
BROWN, JAMES CARTER..	Harper-Adams Agricultural College, Newport.
CHEYNE, ALEXANDER	County Surveyor's Office, County Buildings, Shrewsbury.
DELL, LOUIS MICHAEL..	District Valuer's Office, Windsor House, Shrewsbury.
HICKMAN, ARTHUR MURHALL ..	Pride Hill Chambers, Shrewsbury.
LLOYD, FRANK HUMPHREYS.. ..	The Manor, West Felton, Oswestry.
MACKINNON, ALEXANDER DENT OSWALD	Messrs. Burd and Evans, School Gardens, Shrewsbury.
MILLS, DANIEL..	Valuer's Department, Windsor House, Shrewsbury.
MURRAY, PENRY JOHN	Estate Office, Condover, Shrewsbury.
PEARCE, HUBERT WILLIE	2, Steward Place, Wellington.
PHILPOT, CLIFFORD NEEDHAM ..	Hawkstone Estate Office, near Shrewsbury.
ROYDS, HENRY GEORGE TROWER..	Plas Warren, Ellesmere.
SALT, LEONARD EUSTACE	Havelock Road, Shrewsbury.
WALKER, CECIL EDWARD	c.o. Hall & Steavenson, College Hill, Shrewsbury.
WHITTINGHAM, LEWIS STUART ..	Estate Office, Millichope Park, Craven Arms.
WYLEY, HENRY CHARLES	Newmarket Buildings, Bridgnorth.

SOMERSETSHIRE.

(Somerset, Gloucester, and North Wilts Committee.)

FELLOWS:

ANDREW, THOMAS HAWKES	Northwood, Minehead.
BRINKWORTH, ROBERT EDWIN ..	16, Old Bond Street, Bath.
COATES, PERCY BREVITT..	Fairholme, North Curry, Taunton.

Evans, Ernest Sydney	Inland Revenue, 6a, Hammet Street, Taunton.
Genge, William Pope, Jun. ..	Inland Revenue, 6a, Hammet Street, Taunton.
Hippisley, William John	Northam House, Wells.
Hosegood, Andrew Webber ..	Williton.
Madge, John	Somerset House, Chard.
*Napier, Henry Burroughes ..	Ashton Court Estate Office, Long Ashton, Clifton, Bristol.
Parsons, Robert Maurice Peters	Misterton, Crewkerne.
Peard, John Grigg	North Curry, near Taunton.
Shufflebotham, John Henry ..	Staplegrove, Taunton.
Silcock, Thomas Ball, b.sc. (*Lond.*)	47, Milsom Street, Bath.
Trepplin, Ernest C.	Stoke Court, Taunton.
Wainwright, Charles Rawlinson	Shepton Mallet.
Welsh, Hugh..	Newton Park Estate, Newton St. Loe.

PROFESSIONAL ASSOCIATES:

Alves, Harold Norman	21, Norbries Road, Glastonbury.
Ash, Francis Edward	6, Ashfield, Chard.
Chambers, Waddelow Nix	Messrs. Taylor and Hunt, Yeovil.
Duckworth, Walter Edmund ..	The Mart, Bridgwater.
Farwell, Evelyn Wood	11, Laura Place, Bath.
Fisher, Thomas Rotely	6, Princes Street, Yeovil.
Goddard, Henry George Frederick	14, Hammet Street, Taunton.
Hosegood, Frank..	Inland Revenue, 6a, Hammet Street, Taunton.
James, Frederick Oscar	Holcombe, near Bath.
Loxton, Francis Willoughby ..	20, Princes Street, Yeovil.
Mills, Robert Henry..	The Bungalow, Combe Down, Bath.
Morgan, Ifor John	Butts, Ilminster.
Oldfield, George Harry Robert	9, Hammet Street, Taunton.
Oldnall, Roger William, b.a. (*Cantab.*)	Portswood, Walliscote Road, Weston-super-Mare.
Orchard, Sidney Samuel	St. Creech Michael, Taunton.
Risdon, John Peart	Wiveliscombe.
Saunders, Clement	38, Crofton Park, Yeovil, and Inland Revenue, 6a, HammetStreet, Taunton.
Shettle, Edward Gurney	6, Princes Street, Yeovil.
Smith, David Ivor	15, Charlton Road, Weston-super-Mare.
Stead, Edward John, a.m.i.c.e. ..	County Surveyor's Office, Wells.

Stone, Henry Walcott	Lloyd Bank Chambers, North Street, Taunton.
Taylor, George Arthur	Public Offices, Frome, Somerset.
Williams, William Alfred ..	16, Old Bond Street, Bath.

STAFFORDSHIRE.

(Derby and Stafford Committee.)

FELLOWS:

Bailey, Percival Henry Ashby	Valuer's Department, Prudential Chambers, Lichfield Street, Wolverhampton.
Brealey, Reginald Woodhouse	Daisy Bank, Leek.
Burton, Amos, a.m.i.c.e.	Borough Engineer, Town Hall, Stoke-upon-Trent.
*Duncalfe, Henry George ..	81, Darlington Street, Wolverhampton.
*Foden, Edward Antrobus ..	Teddesley Estate Office, Penkridge.
Forshaw, Edward..	Hanley and Springfields Stramshall, Uttoxeter.
Forshaw, William	21, High Street, Hanley.
Hardy, Richard Thomas Ash ..	Land Agency and Estate Offices, Carter Street, Uttoxeter.
*Harrison, Charles	179, Horninglow Street, Burton-upon-Trent.
*Heaton, George Herbert ..	Endon, near Stoke-upon-Trent.
Jenkinson, John	The Hollies, Hopwas, Tamworth.
Jones, Arthur Ernest..	21, High Street, Hanley.
Lynam, Charles, f.r.i.b.a	Stoke-on-Trent.
Lynam, George Trotter	Town Hall, Burton-on-Trent.
Rowland, Joseph Samuel ..	19, Station Street, Burton-on-Trent.
Terry, Arthur Elliott	The Firs, Compton, Wolverhampton.
Vale, Henry	16, Darlington Street, Wolverhampton.
Winterton, Harry John Campion	St. Mary's Chambers, Lichfield.
Winterton, William Moxon ..	30, High Street, Burton-on-Trent.

PROFESSIONAL ASSOCIATES:

Bateman, Frank Graham	The Manor, Burton-on-Trent.
Bell, Wallace Alfred..	The Willows, Belvidere Road, Walsall.
Bibbey, Thomas	Stallington Estate, Cheadle.
Blois, Basil Frederic..	Messrs. Owen, Blois & Owen, Newcastle.
Bott, William Alfred..	60, Newcastle Street, Burslem.
Capper, William	3, Winston Terrace, Porthill, Stoke-on-Trent.
Carter, William Leslie Cass ..	8, Church Road, Hanley.

Charles, Michael Thomas, b.a. (*Cantab.*)	Pelsall Hall, near Walsall.
Crimes, Frederic Charles	Kidsgrove Urban District Council, Surveyor's Office, Kidsgrove.
Dashwood, Lionel Albert.. ..	The Hawthorns, Gnosall.
Evans, Rupert Maurice	Bank House, Stafford.
Hands, Frederick Arthur ..	3, Rangemore Street, Burton-on-Trent.
Hollis, Ralph Edmund	District Valuer's Office, Prudential Chambers, Lichfield Street, Wolverhampton.
Hughes, Alfred, Jun.	64, Dudley Road, Tipton.
Johnson, Herbert Thomas.. ..	8, Church Street, Hanley.
Lyons, Edward Colvill	Estate Office, Rugeley.
Owen, Harry Bertram	Hawthorne Cottage, Hartshill, Stoke-on-Trent.
Perkin, Reginald Jeffries ..	11, Cole Hill, Tamworth.
Plant, William, a.m.i.c.e.	Borough Hall, Stafford.
Rawstron, Charles Oliver ..	Lichfield Rural District Council, Birmingham Road, Lichfield.
Smithells, Edwin..	Merlewood, Newport Road, Stafford.
Stratton, Philip	Fernleigh, Merridale, Wolverhampton.
Teasdale, George William ..	9, Persehouse Street, Walsall.
Turner, Vincent	Surveyor and Waterworks Engineer, Town Hall, Bilston.
Watson, Albert Richard	Messrs. Winterton and Sons, St. Mary's Chambers, Lichfield.
Wightman, Augustus Frederick	89, Sutton Road, Walsall.

SUFFOLK.

(Cambridge, Huntingdon, Norfolk, and Suffolk Committee.)

FELLOWS:

Arnott, John..	Church Street, Woodbridge.
*Blencowe, George	Bury St. Edmunds.
Donne, Henry	The Abbey Ruins, Bury St. Edmunds.
Garrard, Norton Burroughs..	Hoxne, Eye.
Hines, Ernest Owen	Oxted House, St. John's, Ipswich.
Jefferies, Henry Charles ..	Parkholme, Ancaster Road, Ipswich.
Maxwell, David Benjamin ..	Riverside, Great Blakenham, Ipswich.
Pells, Arthur	13, London Road, Beccles.
*Scott, Archibald Lacy	Long Melford.
*Simpson, Robert Thomas	Horsecroft, Bury St. Edmunds.
Stirton, Thomas	Fernley House, Crescent Road, Ipswich, and Rendlesham Estate Office, Woodbridge.

PROFESSIONAL ASSOCIATES:

Aylmer, Guy	Risby Manor, Bury St. Edmunds.
Baynham, Edmund Christopher	The Abbey, Eye.
Bond, Frederick George	Old Bank House, Ipswich.
Bond, Gerald Edward	9, Northgate Street, Bury St. Edmunds.
Browne, George Frederick ..	39, Alpe Street, Ipswich.
Chartres, Frederick William Charles	Whitehall, Willingham, Beccles.
Cobbe, Henry Alexander	The Turrets, Northgate Street, Bury St. Edmunds.
Cook, Edward Arthur	Dennington Lodge, Framlingham.
Gould, George Harry Bertram	9, Tower Street, Ipswich.
Hall, Thomas Biddle	Hoxne, near Eye.
Jarvis, Ernest Henry..	Valuer's Department, Inland Revenue, Ipswich.
Jenkins, William Lionel	Shire Hall, Bury St. Edmund's.
Jennings, Frederick George ..	Cockfield Hall, Bury St. Edmunds.
Kemp, Harry Graeme	The Elms, Aldringham, Saxmundham.
Parker, Frank Granger	Mildenhall.
Pattisson, William Henry Munnings	Estate Office, Helmingham.
Rodwell, Lionel Helm	The County Hall, Ipswich.
Seago, Ralph Wollaston	Custom House Buildings, Lowestoft.
Smith, Harold Robert	The Cottage, Woodbridge.
Smith, Percival	Temperance Hotel, Needham Market.
Tait, William Ironside	The Town Hall, Sudbury.
Turner, Percy	Dale Hall, Henley Road, Ipswich.
Ward, Reginald Charles	23, Princes Street, Ipswich.
Woodcock, Richard Stanley ..	Haven House, Thorpe, near Leiston.
Woodward, Henry Gordon ..	Station Road, Stowmarket.

SURREY.

(Surrey Committee.)

FELLOWS:

Apps, Benjamin Charles	1, Bury Street, Guildford.
Aylen, Cecil Hugh	Huntingdon Lodge, Benhill Road, Sutton.
Baverstock, Harold Bridge ..	Godalming.
Beale, Sydney Benjamin ..	Sutton House, Brighton Road, Sutton.

Blake, William John	45, High Street, Croydon.
Bond, Erasmus	Broadlands, St. George's Avenue, Weybridge.
Bowditch, Henry	103, George Street, Croydon.
Boyd, John Jermyn	Heath View, Weybridge.
Brown, Arthur Allen	83, High Street, Croydon.
Carpenter, Evan George	4, Wellesley Court Road, Croydon.
Chart, Christopher	Union Bank Chambers, Croydon.
Chart, Robert Masters	The Vestry Hall, Mitcham.
Clutton, Ralph William	Hartswood, Reigate.
Cooper, John Osbert	Camberley.
Crawter, John	White House, Claygate.
Creswell, William Thomas, lic.r.i.b.a.	Epsom.
Dash, Roland Ashford	Oxshott.
Davies, John Nicholls	Carim, Estella Avenue, West Barnes Lane, New Malden.
Deacon, Stanley Marcus	The Croft, Brownlow Road, Croydon.
*Eggar, James Alfred	74, Castle Street, Farnham.
Finn, Herbert Archibald	Hillside, St. Mark's Hill, Surbiton.
Gale, Harry	High Street, Egham.
Grellier, Harley Mair	Epsom.
Harper, Edgar Josiah	Beech Hyrst, Haling Park Road, Croydon.
Hill, George Finlay Burd	18, Woodcote Road, Wallington.
Hinks, Henry	1, Graham Road, Purley.
Hooper, Edgar Wilfred	Haslemere, Beemfort Road, Reigate.
Horsfield, John Nixon, a.r.i.b.a.	Arden, Portsmouth Avenue, Thames Ditton
Jarman, Frank Wilmot	4, Wellesley Court Road, Croydon.
Jerome, Thomas Stroud, Lieut.-Col., i.s.o.	Mandora, Effingham Road, Surbiton.
Knight, Henry St. John, Capt.	R.E. Office, Bordon Camp.
Latham, Albert Tummons	100, High Street, Croydon.
Lee, William	143½, High Street, Guildford.
Martin, Howard	Elstree, Nutfield.
Mason, Herbert Walter	The Hutch, Ferndale Road, Banstead.
Mellersh, Alfred William	Godalming.
Menzies, William	Golspie, Englefield Green.
Messenger, William Harry	Town Hall Chambers, Guildford.
Nash, Alfred James	Farnham.
Newborn, Charles Reginald	Danum Cottage, Leatherhead.
Osenton, Charles	Leatherhead.
Page, George Frederick	Eagle Chambers, Kingston-on-Thames.
Partridge, Edward John	Bank Chambers, 39, George St., Richmond.
Patch, Shirley Hutchins	The Chestnuts, Havelock Road, Addiscombe, Croydon.
Perriam, Alfred Joseph	13, Quadrant Road, Thornton Heath.

Phillips, William Edwin	Eagle Chambers, Kingston-on-Thames.
Pilditch, William Thomas.. ..	4, Wellesley Court Road, Croydon.
Pottier, George Louis..	Wannock, Downs Court Road, Purley.
Reffell, Charles Arthur ..	Thorney, Ennismore Avenue, Guildford.
Shearburn, Harry, B.A. (*Cantab.*)	Munstead, Godalming.
Skues, Charles Ayre Mackenzie	Ye Haven, Hockering Road, Woking.
*Slater, Charles Frederick ..	52 and 53, Cheapside, E.C.
Smith, Frank Braybrooke ..	Coningsby, Furze Lane, Purley.
Stacey, Harrie	Station Road, Redhill.
Terry, Ernest Fairchild ..	Clavadel, Brighton Road, Surbiton.
Thompson, Edward Horace ..	Southernhay, Hook, Surbiton.
Walmsley, Arthur Tyndal, Captain	8, Surbiton Park Terrace, Kingston-on-Thames.
Ward, Henry Payne..	Burleigh, Reigate Road, Redhill.
Waters, William Richard ..	c/o Chancellors, Richmond.
Watts, Charles	West-by-Thames, Kingston-on-Thames.
Webb, William	Keeper's Cottage, Furze Hill, Purley.
Wenborn, Sidney Thomas, Major	R.E. Office, R.M. College, Camberley.
White, James Alexander ..	18, High Street, Dorking.
Williams, Harold..	43 and 45, High Street, Croydon.
Wood, Douglas, A.R.I.B.A.	Orchard Cottage, Coombe Lane, Kingston Hill.
Woodcock, Robert Frank ..	Haslemere.

PROFESSIONAL ASSOCIATES:

Adams, Hubert Arthur	Bishop's Croft Cottage, The Mount, Guildford.
Anderson, Thomas John	6, St. James's Road, Kingston-on-Thames.
Andrews, Percy Charles	24 Hill Rise, Richmond.
Baker, Henry Thomas George..	18, Stanley Villas, Wallington.
Bates, Oscar George	Montague House, Montague Road, Croydon.
Bates, Percy	354, London Road, Thornton Heath.
Batzer, Albert Edward	69, Hunter Road, Thornton Heath.
Bennett, Sydney	Eagle Chambers, Kingston-on-Thames.
Bettridge, Sidney Woodward..	Ferney, Warlingham.
Binns, Maurice Alfred	Fairburn, St. Augustine's Avenue, S. Croydon.
Bradshaw, Harold Claud ..	Estate Office, Wotton, Dorking.
Bray, Jocelyn	Coast Bank, Westcott, Dorking.
Brent, Thomas	c/o Messrs. Chesterton and Sons, The Norbury Manor Estate Office, London Road, Norbury, S.W.

Brighten, Claude William ..	Ockham, Ripley.
Bromley, Alan	Borough Surveyor's Office, Croydon.
Bruzaud, George Joseph	Highfield End, West Byfleet.
Bryans, Maurice Edward.. ..	Estate Office, Ridgway, Pyrford.
Budgen, William Harold.. ..	Rosemead, Croham Road, South Croydon.
Bullock, Burnett..	49, Whitford Gardens, Mitcham.
Chart, Stephen	Greenview, Mitcham.
Clark, Charles Walter	The Cottage, Meath Green, Horley.
Clarke, Robert	15, Selwyn Avenue, Richmond.
Collins, James Stanley	Collinwood, Purley Knoll, Purley.
Collard, Percy William	9, Wolverton Avenue, Kingston Hill.
Crow, Frederick Lewis, Jun. ..	Shellwood Manor, Leigh.
Crump, Thomas Graham	5, Station Road, West Croydon.
Cushen, Charles Osmon	Brantwood, Riddlesdown Road, Purley.
Dash, Roydon Englefield Ashford	Englefield, Oxshott.
De Cetto, Henry	Oakleigh, Chart Lane, Reigate.
Dell, Joseph Williams	17, Wolseley Road, Godalming.
Densham, John Boon	Foxley, Purley.
Dow, Walter James	The Cottage, Lynwood Avenue, Epsom.
Durden, Stanley John	28, Woodville Road, Thornton Heath.
Dutton, Joseph	Comerford, Park Lane, Wallington.
Eamer, Alfred Stanley	44, Chart Lane, Reigate.
Gardner, James	29, Grosvenor Road, Richmond.
Gates, Ernest Harry	49, Leander Road, London Road, Thornton Heath.
Gillett, Sidney Eric..	The Homestead, Carshalton Road, Sutton.
Glenn, George Frederick	West Byfleet.
Gosney, Stanley Harry	44, Addiscombe Road, Croydon.
Grant, John Yates	The White House, Maybury, Woking.
Grant, Joseph	16, Addiscombe Road, Croydon.
Grellier, Gordon Harley ..	Epsom.
Grimwade, Frederick Clive ..	Orwell House, Campden Road, Croydon.
Hardwick, Arthur Jessop ..	Eagle Chambers, Kingston-on-Thames.
Hay, Percy Gilbert	Totland, Clifton Road, Wallington.
Hennell, Charles Murray.. ..	Fox Oak, Walton-on-Thames.
Hewett, Richard	Bridge Street, Guildford.
Highway, Evon	Sandpit Lodge, Chobham.
Ibbetson, Thomas Henry	Melbourne, Kendall Avenue, Sanderstead.
Ibbotson, William Byrom	Sypsies, Ember Lane, Esher.
Jarvis, Ernest Cory	The Stone Hut, Purley.
Jeckells, William Augustus ..	Kewhurst, Avenue Road, Wallington.
Jennings, Walter Henry.. ..	Bemvinda, Queen's Road, Kingston Hill.
Jones, Lewis Farewell	Brenley, Mitcham.
Kennard, Alfred James	57, The Crescent, Croydon.
Kennard, Frederick Harrison	40, Heathfield Road, South Croydon.
Kennard, Laurence	Mountlands, Redhill.

Lambert, Arthur Peploe	Trenton, Benhill Road, Sutton.
Laws, Sidney Bush	Brincliffe, Holland Road, Sutton.
Lee, Alexander Victor	143, High Street, Guildford.
Lee, Norman Alfred	Coombe Hurst, Wallington.
Mace, Charles Marriner	106, Ellerton Road, Tolworth, Surbiton.
Maides, Percy Thomas	Homestead, Morland Road, Croydon.
Mann, Frederick Charles Thomas	Woking.
Maw, Percival Trentham	Holmesdale, Nutfield.
Mears, John Arthur	49, Eden Street, Kingston-on-Thames.
Menzies, William Kenneth ..	Golspie, Englefield Green.
Mew, Robert Heath	Dudley House, Ladbroke Road, Redhill.
Molyneux, Herbert Ernest ..	Brantwood, Riddlesdown Road, Purley.
Morgan, Richard Croke, B.A. ..	Buckland, Waterden Road, Guildford.
Paice, William, Jun.	Wentworth Cottage, Virginia Water.
Palmer, Sidney	Glen-eyre, Church Walk, Thames Ditton.
Parker, Charles Goode	Howarth, Banstead Road, Belmont.
Parker, Kingsley Croft	Hill Croft, Overton Road, Sutton.
Parrott, Charles Clayton ..	50, Friars Stile Road, Richmond.
Paxton, Archibald Philip	14, Grand Parade, Coombe Lane, Kingston-on-Thames.
Peat, Frederick James	Valuer's Department, Reigate Hill, Reigate.
Peters, George Farmer James ..	The Railway Station, Byfleet.
Philcox, Cecil Lodge	Pré Fleuri, Woking.
Plumpton, Edward Hubert ..	Estate Offices, Cobham.
Pope, Herbert Burgham	Thames Bank House, Lower Ham Road, Kingston-on-Thames.
Pottier, Alfred	Bosigran, Whytecliffe Road, Purley.
Power, Percy Tomes	Egham.
Preston, Eric Watson	Curlew Hope, Weybridge.
Prior, Arthur Sparks	101, Park Road, Norbiton.
Pulford, Leonard Cyril	The Cedars, Addiscombe.
Reeve, Garnet Norman	Spring Lodge, Dean Road, Croydon.
Robinson, Francis Walter	30, Halford Road, Richmond.
Roff, Henry Griffiths	34, Carew Road, Thornton Heath.
Rogers, Leonard Samuel	Aberglaslyn, Birdhurst Rise, Croydon.
Rowland, Harold Evans	2, Station Approach, Purley.
Rudler, Frederick George ..	Piercefield, Ennerdale Road, Richmond.
Rutley, Arthur Dennett	Norcot, Oxted.
Scotland, Douglas William ..	Woodcote, Dorking.
Scorer, Alfred George	Hillcrest, Chilworth, Guildford.
Seale, Percy James	Estate Offices, Oxted.
Shearburn, William Ivery	Roseneath, Dorking.
Shepherd, Edmund Thomas	Guildford Street, Chertsey.
Shotton, John Sidwell	9, South Park Hill, Croydon.
Shrosbree, Albert de Bois	Valuer's Office, 16, St. Mark's Hill, Surbiton.

Smith, Ernest Leonard	Edburton, Beaconsfield Road, New Malden.
Smith, William Boulton	Council Offices, Surbiton.
Stacey, Michael Bede	Old Bank, Reigate.
Stamford, Alfred Arthur	32, Alric Avenue, New Malden.
Stanley, Owen Geoffrey	Council Offices, Bagshot.
Stedman, Charles Frederick ..	Richmond House, Cranleigh.
Stewart, Harry S.	Clarewood, Limpsfield.
Stone, Cyril Frank	Stenfur, Furzefield Crescent, Reigate.
Stubington, Robert Alan	Slades, Bramley.
Stubington, William Henry ..	Slades, Bramley.
Summerfield, Horace	1, Bury Street, Guildford.
Thomas, Frederick Charles ..	Tanita, Vale Road, Claygate.
Thompson, Newton Dukinfield ..	Caterham Valley.
Turner, Alexander Wakefield	Highfield House, Guildford.
Turner, Edgar Passand	15, Canning Road, Croydon.
Wagstaff, Frederick Howard ..	Carrickbawn, London Road, Thornton Heath.
Watkins, Harold Alfred	188, Kew Road, Richmond.
Weekes, Cyril Swaffer	Estate Offices, Guildford.
Weguelin, John David Reece ..	Streathbourne, Smallfields, Horley.
White, William Henry Percy ..	8, St. Leonard's Road, Surbiton.
Wicker, John Owen	2, Westcroft Road, Carshalton.
Widdowson, George Clifford ..	14, Rosemont Road, Richmond Hill.
Wightman, William Osborne ..	Lynton, Dornton Road, South Croydon.
Wilkins, Herbert Randolph ..	c.o. Miss Robinson, Hazeldene, Wodeland Road, Guildford.
Williams, Frank Warren	Magnolia, Ennismore Avenue, Guildford.
Willmott, Arthur Stanley ..	The Rocks, Kendall Avenue South, Purley Oaks.
Willoughby, Frank	Estate Office, Merstham.
Wootton, Thomas Sydney Lewis	Kintaugh, Ashburton Road, Croydon.
Wordsworth, Christopher	Brooklands, South Godstone.
Worthington, James Scott ..	5, Lichfield Gardens, Richmond.
Yewdall, Francis Edward	28, Defoe Avenue, Kew Gardens.
Young, Kenneth James	Moree, Coombe Road, South Croydon.

ASSOCIATES :

Boulger, George Edward Simonds	11, Onslow Road, Richmond.
Seth-Smith, Archibald	Silvermere, Cobham.
Williams, William Lymington ..	Portley, Caterham.

SUSSEX.

(Sussex Committee.)

FELLOWS:

Bannister, Thomas	Limehurst, Hayward's Heath.
Basley, Harold Pullam	163, North Street, Brighton.
Bowley, John Cross	25, Hyde Gardens, Eastbourne.
Burtenshaw, Albert	Hailsham.
Burtenshaw, Albert King.. ..	Hailsham.
Chasemore, Philip..	Ashleigh, Horsham.
Colgate, Thomas	Tide Mill House, Bishopstone, Lewes.
Culverhouse, Cecil Goldar Fearn	25, Gloucester Place, Brighton.
Dennison, John W., f.r.i.b.a. ..	28, Upperton Gardens, Eastbourne.
Doll, Otto Sigismund	157, North Street, Brighton.
Dray, Alfred..	30, Havelock Road, Hastings.
Dyer, Frederick Burfield.. ..	Harlaxton, Bigwood Avenue, Hove.
Gardner, Gilbert..	Crawley.
Gibbon, William Jacomb, a.r.i.b.a.	The Oaks, Burgess Hill.
Gibson, Alexander William ..	2, Railway Approach, Worthing.
Green, ArthurEdward	Inland Revenue, Weimar House, Chichester.
Hobgen, Francis Neale	East Street, Chichester.
Hobgen, Thomas Cecil..	Highleigh, Sidlesham, near Chichester.
Howard, Harry	Town Offices, Littlehampton.
*Ingram, Walter Feilde	2, St. Andrew's Place, Lewes.
Killick, Anthony Edward.. ..	32, The Avenue, Eastbourne.
King, Frank Hulme	Horsham.
Martin, John Pattinson	63, High Street, Lewes.
Mitchell, George Sharman ..	Broadbridge Place, Horsham.
Ogilvie, Robert Mathewson ..	Hayward's Heath.
Overton, William Henry	22, Ship Street, Brighton.
Parris, Charles John	Beechwood, Crowborough.
Parsons, Frederick Cecil	163, North Street, Brighton.
Powell, Hubert John..	Hill Lodge, Lewes.
*Powell, Reginald Henry ..	Estate Office, Lewes.
Reeve, Kingsnorth	27, High Street, Rye.
Sedgwick, Alfred Sydney Edward	31, Warwick Street, Worthing.
Sherrin, John Lester	Iona, Eastbourne.
Smith, Sidney	Southwater, Horsham.
Taylor, John Herbert	Turner's Hill.
Taylor, Matthew	Chiddingfold, Godalming, Surrey.
Turner, Charles	Oakhurst, East Grinstead.
Warr, George Walter..	Town Hall, Southwick.
Watson, James Bruce.	Petworth.

Welch, Frederick William ..	170, North Street, Brighton, and 30A, Western Road, Hove.
Wilkinson, Thomas	170, North Street, Brighton, and 30A, Western Road, Hove.
Wood, Leslie Stuart	East Grinstead.
Wyatt, Herbert Guy Buckell..	North Lodge, Chichester.
Wyatt, Oliver Newman	East Street, Chichester.

PROFESSIONAL ASSOCIATES:

Andrews, William Frederick..	38, Shaftesbury Road, Brighton.
Bannister, Montagu Douglas ..	Buntinghill, Cuckfield.
Bartlett, Herbert Gates.. ..	93, Pevensey Road, Eastbourne.
Beale, Donald Olaf Christopher	Uckfield.
Beaumont, Raymond Pilbeam ..	2, Richmond Terrace, Brighton.
Benton, Gerald Sydney	Messrs. Hill & Co., 192, Church Road, Hove.
Bisley, Claude Vivian..	Redriffe, Avondale Road, Hove.
Blaber, Montague	Hailsham.
Burstow, Ralph Henry	46, Station Road, Bexhill-on-Sea.
Calff, George Stuart..	Mill Lodge, Seaford, and Terminus, Buildings, Seaford.
Callow, Clayton Harold	71, London Road, St. Leonards-on-Sea.
Card, Henry	North Street, Lewes.
Carpenter, Robert Henry ..	Lyndhurst, Burgess Hill.
Carr, Charles Watson..	Grange Mead, Furness Road, Eastbourne.
Carrington, Harold Edward ..	Valuer's Office, Weimar House, Westgate, Chichester.
Caton, Edmund Percy	9, Southgate, Chichester.
Chasemore, Alec	Ashleigh, Horsham.
Child, Charles	Slinfold, near Horsham.
Chilton, Ernest Alfred.. ..	Molesey House, Uckfield.
Cotching, George Frederick ..	26, Chapel Road, Worthing.
Cox, Reginald John	20, Preston Street, Brighton.
Croft, George Herbert	10, Sussex Square, Brighton.
Dibdin, Robert John	Nobles, Dormansland, East Grinstead.
Edwards, George Percy	14, Whyke Road, Chichester.
Gill, William Philip	35, Stanford Road, Brighton.
Hagger, George John..	Railway Approach, Worthing.
Hall, Ernest William.. ..	18, The Causeway, Horsham.
Hall, Roderick Glendinning ..	84, Victoria Drive, Eastbourne.
Hodgson, Archibald Sanford ..	Weston's Place, Warnham.
Hodson, Anthony George.. ..	106, Ditchling Rise, Brighton.
Holman, Luther Martin	Brooklyn, Ditchling Road, Brighton.
Hutchings, Alan	Sutton Estate Office, Seaford.

Lewis, John	Valuer's Office, Westgate, Chichester.
Lowden, Andrew	Estate Office, Roffey Park, Horsham.
Lucas, John Clay..	Castle Precincts, Lewes.
Mellor, James Frederick	110, St. James's Street, Brighton.
Miller, George Frederick ..	Town Hall, Hastings.
Mitchell, Herbert Arthur ..	40, Ship Street, Brighton.
Newbery, Walter Samuel.. ..	14, St. Leonards Road, Bexhill-on-Sea.
Newington, Caleb Rickman K...	County Hall, Lewes.
Nye, Haydn Percival	25, Gloucester Place, Brighton.
Parks, Walter	17, Holmesdale Gardens, Hastings.
Patching, Edward Glencairn ..	46, London Road, East Grinstead.
Pearce, William Henry, a.m.i.c.e.	4, Southcourt Road, Worthing.
Peirce, Richard George	24, Stafford Road, Brighton.
Pickard, Eugene Cuthbert Llewellyn	Home Farm, Glynde, Lewes.
Powell, Harold Osborne.. ..	Hill Lodge, Lewes.
Pyke, Lewis Harold..	Great Worsham, Bexhill-on-Sea.
Robbins, Walter Francis	Crawley.
Roome, Frank Morris	13, St. Martin's Street, Chichester.
Russ, Ernest	25, Gloucester Place, Brighton.
St. Aubyn, Belville Molesworth, b.a. (*Oxon.*)	Stopham Estate Office, Toat, Pulborough.
Saunders, Leslie	32, Upper Rock Gardens, Brighton.
Smith, George Stuart St. John	Ivy House, High Street, Uckfield.
Stevens, Benjamin	Heathcote, Little Common Road, Bexhill on-Sea.
Stride, Walter Osborn	Messrs. Stride and Son, 63, East Street, Chichester.
Tucker, Arthur Haines	Capital and Counties Bank, Steyning, and 26, Chapel Road, Worthing.
Udny, Augustus Charles	142, Springfield Road, Brighton.
Upton, Thomas Herbert	Grays, Petworth.
Walford, Edward	Colenso Villa, Portland Road, East Grinstead.
West, Sidney Herbert..	North House, Portslade.
Wheeler, Percy Harriskine ..	Easebourne, Midhurst.
Wickenden, Ernest	15 Moscow Road, Clive Vale, Hastings.
Woodhams, James Percy	51, Priory Avenue, Hastings.
Woolnough, John William ..	6, Vicarage Drive, Eastbourne.
Young, Sidney	Redholme, The Wallands, Lewes.

ASSOCIATES :

Cantell, Mark Taylor	Municipal Technical College, Brighton.
Malden, Walter James	Etchingham.

WARWICKSHIRE.

(Warwick and Worcester Committee.)

FELLOWS:

*Bettridge, Edward	28, Waterloo Street, Birmingham.
Bigwood, Ernest J.	158, Edmund Street, Birmingham.
*Bolam, Charles Godfrey.. ..	Dunchurch, Rugby.
Burnett, John	Gopsall, Atherstone.
Campbell, Hugh Bruce	Brooklands, Leamington.
Cave, Henry H.	Estate Office, Rugby.
Couchman, Robert Edward ..	75, New Street, Birmingham.
Dawson, George Crosbie	19, Priory Row, Coventry.
Deer, Edward	Stratford-on-Avon.
Evans, Walter Pearson	19, Priory Row, Coventry.
Fayerman, George Metcalfe ..	57, The Parade, Leamington.
Fisher, Thomas George	18, Bennett's Hill, Birmingham.
Fowler, Gerard Edmund.. ..	Colmore House, 21, Waterloo Street, Birmingham.
Fowler, Henry	6, Waterloo Street, Birmingham.
*Fowler, Richard..	118, Colmore Row, Birmingham.
Fowler, William	69, Temple Row, Birmingham.
*Gilpin-Brown, William Dundas	Estate Office, Stoneleigh Abbey, Kenilworth.
Hadley, Frank	18, Bennett's Hill, Birmingham.
Harris, Arnold Elsmere	117, Colmore Road, Birmingham.
Harrison, Frederick	District Valuer, Union Street Chambers, Coventry.
*Hendriks, Henry	61, Temple Row, Birmingham.
Hutchings, William Arthur ..	The Hollies, Sutton Coldfield.
Jones, Urwick Meredith	Clyro, Upland Road, Selly Park, Birmingham.
Kenwrick, George	83, Colmore Row, Birmingham.
Lakin-Smith, Ernest	Colmore House, 21, Waterloo Street, Birmingham.
Ludlow, Colonel Walter Robert, C.B.	19, Temple Street, Birmingham, and Lovelace Hill, Solihull.
Mason, William Arthur	31A, Colmore Row, Birmingham.
Mathews, Lewis Osler, M.A. (*Cantab.*)	12, Waterloo Street, Birmingham.
Pain, George Lloyd	44, Russell Terrace, Leamington.
Pearse, Octavius Burroughes..	Blofield, St. Agnes Road, Moseley, Birmingham.
Pinney, Frederick Wyldbore Digby	6, Waterloo Street, Birmingham.
*Raikes, Colonel George Whittington	Ragley Estate Office, Alcester.

SMITH, FRANK	104, Colmore Row, Birmingham.
SMITH, FRANK WILLIAM	Beauchamp Hill, Milverton, Leamington.
SOUTHORN, CHARLES HERBERT ..	38, The Parade, Leamington Spa.
THOMAS, OWEN DAVID	3, Cherry Street, Birmingham.
TREMLETT, WALTER WILLIAM ..	Ansley Hall Estate Office, Hartshill, Atherstone.
TYPE, MARCUS OSWALD	87, Edmund Street, Birmingham.
WATNEY, WALTER DANIEL	18, Bennett's Hill, Birmingham.
WILLIAMS, EDWARD BICKERTON ..	57, Colmore Row, Birmingham.
WILLMOT, GEORGE DYOTT	6, Waterloo Street, Birmingham.
*WILLMOT, JOHN	6, Waterloo Street, Birmingham.

PROFESSIONAL ASSOCIATES:

ARMSTRONG, JOHN WILLIAM WILSON	Blacon, Stratford-on-Avon.
ASH, HORACE JAMES, A.R.I.B.A...	12, Market Place, Nuneaton.
ATTENBOROUGH, GEORGE	38, Edgbaston Road, Moseley, Birmingham.
BAKER, HAROLD	The Dell, Serpentine Road, Selly Hill, Birmingham.
BALLARD, WILLIAM EDGAR, A.M.I.C.E.	Estville, Southam Road, Hall Green, Birmingham.
BARKER, HOWARD WILLIAM	50, Aldridge Road, Perry Barr, Birmingham.
BAYLISS, ALFRED WILLIAM	39, Newhall Street, Birmingham.
BEACH, ARCHIBALD WILLIAM HICKS, MAJOR	Eathorpe Hall, Leamington.
BIGWOOD, ERNEST GUY	158, Edmund Street, Birmingham.
BROCKHURST, HAROLD CECIL	267, Monument Road, Edgbaston, Birmingham.
BRYAN, ARTHUR	Minworth Hall, near Birmingham.
COOK, FREDERICK CHARLES	Council Offices, Nuneaton.
DEAKIN, FRANCIS HENRY	Fieldhead, Wesley Park Road, Selly Oak, Birmingham.
DRIVER, JOHN ROBERT FARRANT ..	18, Bennett's Hill, Birmingham.
EAMES, HENRY PARSLOE	43, Albert Street, Rugby.
FAYERMAN, ALEC GEORGE PERCY ..	Hillside, Kenilworth.
FENSOM, REGINALD ROBERT	Masonic Buildings, Little Park Street, Coventry.
FLOYD, ARTHUR NOEL	Rydal Mount, Handsworth Wood, Birmingham.
GODFREY-PAYTON, ARTHUR	Bridge House, Warwick.
GODFREY-PAYTON, WALTER	The Bridge House, Warwick.
GURNEY, SIDNEY JOHN	18, Bennett's Hill, Birmingham.
HEDLEY, REGINALD THOMAS FENWICK	31a, Colmore Row, Birmingham.

Hingley, Joseph Bloomer	Bank Chambers, Nuneaton.
Hipsley, Frederic William ..	156, South Road, Erdington, Birmingham.
Holbeche, Nigel Laurence ..	21, Bennett's Hill, Birmingham.
Holbeche, Robert Cecil	18, Bennett's Hill, Birmingham.
Holroyd, John Othic	480, Gillott Road, Edgbaston, Birmingham.
Lancaster, Sidney James	City Rates Department, Daimler House, Paradise Street, Birmingham.
Large, John Gerald	18, Bennett's Hill, Birmingham.
Lindsay, Charles Allen	Dunchurch, Rugby.
Mammatt, Gerald Arthur	18, Bennett's Hill, Birmingham.
Mathews, Hugh Spencer	12, Waterloo Street, Birmingham.
Milne, James Logie	Valuer's Office, 18, Bennett's Hill, Birmingham.
Nutting, John Naunton	Rosedale Villa, Lower Hillmorton Road, Rugby.
Parsons, Arthur Stanley ..	4, Hillaries Road, Gravelly Hill, Erdington.
Perkins, Joseph	86, Willows Road, Balsall Heath, Birmingham.
Phillips, Sydney Vernon	The Cottage, Yardley Wood Road, Moseley, Birmingham.
Pinson, Gilbert	Cobden Buildings, Corporation Street, Birmingham.
Prowse, Albert Edward	14, Tudor Road, Sutton Coldfield.
Ralphs, Walter	880, Coventry Road, Small Heath, Birmingham.
Redfern, Charles Frederick ..	Whitehall Chambers, 23, Colmore Row, Birmingham.
Richards, Robert Herbert ..	Estate Office, Canwell, Sutton Coldfield.
Stafford, James Neilson Greenlees	206, Bristol Road, Edgbaston, Birmingham.
Steeds, Herbert Eustace	c/o R. E. Couchman, 75, New Street, Birmingham.
Stopher, George	117, York Road, King's Heath, Birmingham.
Taylor, Alfred Moulton	St. John's View, Warwick Road, Kenilworth.
Taylor, Frank Geoffrey	399, Hagley Road, Edgbaston, Birmingham.
Turner, Albury Charles	15, Starley Road, Coventry
Waller, Wathen Arthur	Woodcote, Warwick.
Webb, Robert Duncan	Valuer's Department, 18, Bennett's Hill, Birmingham.
Whitlock, Francis John	The Mart, Bank Street, Rugby.
Williams, Charles	Valuation Department, Inland Revenue, Coventry.

WESTMORLAND.

(Cumberland and Westmorland Committee.)

FELLOWS:

Fulton, Edwin Alexander ..	Estate Office, Sedgwick, near Kendal.
Hoggarth, Arthur	Kendal.
Punchard, Frederick Burt ..	Fairbank, Kirkby Lonsdale.
*Wilson, Thomas Silk	Underfell, Barbon, near Kirkby Lonsdale.

PROFESSIONAL ASSOCIATES:

Hoggarth, Lawrence Steele ..	St. Abbs, Kendal.
Jackson, Edward Henry	Windermere Buildings, Windermere.
Strathern, Tom Dalrymple ..	Grimes Hill Estate Office, Middleton, Kirkby Lonsdale.

WILTSHIRE (Northern Part).

(Somerset, Gloucester, and North Wilts Committee.)

FELLOWS:

Bishop, Charles	Regent Circus, Swindon.
Brinkworth, Robert Edwin ..	Chippenham.
Ferris, George	Milton Manor, Pewsey.
Fogg, Thomas Holt	7, Market Place, Chippenham.
Furmedge, John Harris	Estate Office, Lucknam, Chippenham.
Hooper, Alfred Egbert	10, High Street, Marlborough.
Jeans, Mark	Marlborough.
Marshall, Lionel Hasler ..	Chippenham.
Mundy, Herbert	Manvers Street, Trowbridge.
Parker, the Hon. Cecil Thomas	The Grove, Corsham.
Pinegar, James Reginald	Burnham House, Malmesbury.
Smith, Cyril Herbert	Chippenham.
Smith, Henry Herbert	Bowood, Calne.
Watkins, Robert Arundel ..	Castle Combe, Chippenham.

PROFESSIONAL ASSOCIATES:

Bishop, Horace Stanley Charles	Clench House, Pewsey.
Davies, Rhys Wiltshire	37, Regent Circus, Swindon.
Harrison, Henry Beauchamp ..	Sutton Benger, Chippenham.
Keeley, Cecil John Harvey ..	The Osprey, Bowood, Calne.
Knubley, Miles Ponsonby	Steeple Ashton Vicarage, Trowbridge.
Lavington, Thomas Henry Russ	Poulton House, Marlborough.
Lees, Randle Burslam	Woodside, Bradford-on-Avon.
Puckridge, Percival Martin ..	Milton, Pewsey.
Stanley, Gerald	Sunny Croft, Trowbridge.
Snailum, Walter Wadman ..	Church Street, and Wingfield Road, Trowbridge.
Thake, Robert Frederick William	9, Quarry Road, Swindon.
Villar, Philip Lovibond	8, Kingsbury Street, Marlborough.

WILTSHIRE (Southern Part).

(Hampshire, Dorset, and South Wilts Committee.)

FELLOWS:

Bath, Fred, f.r.i.b.a.	Crown Chambers and Sandown House, Church Fields, Salisbury.
*Canning, William Browne ..	Salisbury.
Child, Henry John, Major ..	Royal Engineer Office, Tidworth.
*Gater, Caleb William	Salisbury.
Howes, William Trotman	Thorpe End, Fowlers Road, Salisbury.
Newbery, Reginald Alfred ..	Amesbury, Salisbury.
Oliphant, George A. J.	The Grange, Shrewton.
Raves, Bertram Adams, Major, a.m.i.c.e.	Royal Engineer Office, Salisbury.
Rawlence, Duncan Alfred ..	Newlands, London Road, Salisbury
*Rawlence, Ernest Alfred ..	Newlands, London Road, Salisbury.
Rawlence, James Edward ..	The Canal, Salisbury.
Rigden, Francis	Salisbury.
Short, Ernest William George	Royal Engineer Office, "C" Lines, Bulford Camp, Salisbury.
*Squarey, Newell William Pitts	Bemerton, Salisbury.
Waters, Edward	The Canal, Salisbury.
Wilbraham, Edward Sidney ..	Estate Office, St. Giles, Salisbury.
*Woolley, John Turton	The Castle Auction Mart, Salisbury.

PROFESSIONAL ASSOCIATES:

Davenport, Gilbert Capell ..	Damerham, Salisbury.
Faulkner, John Dennis	2, Belmont Villas, Devizes Road, Salisbury.

Hale, Francis Edward	52, Fisherton Street, Salisbury.
Kennaway, Arthur Lewis.. ..	Heytesbury.
Moody, Herbert Line	c/o F. Bath, Crown Chambers, Salisbury.
Rawlence, George Norman ..	Newlands, London Road, Salisbury.
Williams, David	44, Elm Grove Road, Salisbury.
Woolley, Richard Melsome ..	Salisbury.

WORCESTERSHIRE.

(Warwick and Worcester Committee.)

FELLOWS:

Allsebrook, Arthur, B.Sc. (*Edin.*)	Link Elm, Malvern Link.
Buck, Herbert Wilson	Pierpoint Street, Worcester.
Chamberlain, George Arthur Raddon	Whitegates, Enville, near Stourbridge.
Chichester, Richard Herbert ..	Upton-on-Severn.
Edmonds, John Nitchell	Wood Farm, Malvern Wells.
Every-Clayton, Reginald Arthur Eric	Blackmore Park Estate Office, Hanley Swan, near Worcester.
Fiddian, William..	Old Bank Offices, Stourbridge.
Grove, Albert	1, Parkfield Terrace, Stourbridge.
Joseland, Charles	Bank Buildings, Kidderminster.
King, Henry	Stourbridge.
Lander, Sidney Montem	Valuer's Office, 3, Sansome Place, Worcester.
Meacher, Edmond..	Worcester Chambers, Pierpoint Street, Worcester.
Righton, Edward Grantham ..	High Street, Evesham.
Smith, William	Upper Farm, Abbot's Salford, Evesham.
Stallard, William	St. John's House, St. John's, Worcester, and Worcester Chambers, Worcester.

PROFESSIONAL ASSOCIATES:

Barratt, Harry	Hill View, Corser Street, Stourbridge.
Bell, Cyril Robert	Valuer's Office, 3, Sansome Place, Worcester.
Commander, Charles Curtis ..	The Cottage, All Saints' Road, King's Heath.
Dalley, Reginald Arthur ..	The Cedars, Kidderminster.
Johnson, Clifford Noel	19, Priory Street, Dudley.

MINORS, ERNEST, B.SC. (*Lond.*) A.M.I.C.E.	City Engineer's Office, Guildhall, Worcester.
PRIEST, ALBERT EDWARD	Oaten Fields, Halesowen.
RANSOM, WILLIAM	The Mount, 81, Bath Road, Worcester, and City Engineer's Office, Guildhall, Worcester.
ROWE, ALFRED VERNON	Worcester Chambers, Worcester.
SHUTTLEWORTH-KING, CHARLES JOHN	St. Clement's House, Worcester.
WALL, JOHN ERNEST	Rosehurst, Bath Road, Worcester.
WEAVER, HENRY PERCIVAL FRANCIS	Lye, Stourbridge.
WHEELER, HERBERT HARRY	3, Sansome Place, Worcester.
WOODS, HENRY EDWARD ANZANI ..	21, Northwich Road, Evesham.

ASSOCIATE:

BLACKSHAW, JOHN FRANK	The Cottage, Bromsgrove.

YORKSHIRE.

(Yorkshire Committee.)

FELLOWS:

ABBEY, JOE BURMAN, A.M.I.C.E.	34A, New Street, Huddersfield.
*ABBOTT, ROBERT THOMAS G. ..	Whitley House, Malton.
AMBLER, SYDNEY WOOD	Estate Office, Sandbeck Park, Tickhill, near Rotherham.
*ARMISTEAD, RICHARD, A.M.I.C.E. ..	10, Booth Street, Bradford.
ARMSTRONG, ALBERT LESLIE	14, Swaledale Road, Sheffield.
ARMYTAGE, SIR GEORGE, BART. ..	Kirklees, Brighouse.
BILSON, JOHN, F.R.I.B.A.	23, Parliament Street, Hull.
BRAMLEY, FRANCIS HERBERT ..	The White Building, Fitzalan Square, Sheffield.
BROADBENT, WILLIAM	Hopwood, Horsforth, near Leeds.
BROCKLEBANK, JOHN	Todmorden.
BRODRICK, FREDERICK STEAD ..	York Chambers, Lowgate, Hull.
BROSTER, ROBERT BUCK	Craven Bank Chambers, North Street, Keighley.
BUCKLEY, GEORGE	Tower Chambers, Halifax.
BUTLER, CHARLES	18, Queen Street, Huddersfield.
CLARE, EDWARD LOVELL	37, Park Square, Leeds.
CLARKE, CHRISTOPHER	Charlcot, Bedale.
CLARKE, JOHN WILLIAM	Guisborough.
COVERDALE, HENRY	The Duke of Norfolk's Estate Office, Sheffield.

COWGILL, BRIAN BOLLANS HIRD ..	13A, Piece Hall Yard, Bradford.
COX, ARTHUR LAURENCE	45, Darley Street, Bradford.
*COX, EDWARD SAMUEL	3, New Street, York.
CRABTREE, PERCY	District Valuer's Office, York Buildings, Commercial Street, Halifax.
DEMETRIADI, THOMAS MARSDEN ..	19, Fartown Green Road, Huddersfield.
DENTON, WILLIAM	Montgomery Chambers, Hartshead, Sheffield.
DOUGLAS, ARTHUR HUGH	Eden House, Malton.
EVANS, WILLIAM, A.M.I.C.E	New Walk, Beverley.
*FARRER, JOHN	Oulton, near Leeds.
FIRTH, HARRISS	Valuation Department, Inland Revenue, Basinghall Street, Leeds.
FORBES, CHARLES MANSFELDT ..	14, New Street, York.
FOWLER, FREDERICK	St. James' Street, Sheffield.
FOWLER, REGINALD WILLIAM ..	3, Hartshead, Sheffield.
FOX, CHARLES EDWARD	7, Rawson Street, Halifax.
*FOX, CHARLES JAMES	7, Rawson Street, Halifax.
FRANCE, ARTHUR ALDERSON ..	99, Swan Arcade, Bradford.
FRYER, GEORGE	41, Caroline Place, Hull.
GELDER, SIR WILLIAM ALFRED, M.P., F.R.I.B.A.	76, Lowgate, Hull.
GODDING, FRANK HORATIO	Valuation Department, Inland Revenue, South Parade, Northallerton.
GOTT, CHARLES HENRY, M.I.C.E...	1, Parkfield Road, Manningham, Bradford.
*GOTT, FRANK	North British Buildings, East Parade, Leeds.
GREENWOOD, JOSEPH, MAJOR ..	Headquarter Offices, Northern Command, York.
HANSON, HAROLD, A.M.I.C.E... ..	11, Cloth Hall Street, Huddersfield.
*HANSON, JOHN HENRY, A.M.I.C.E.	11, Cloth Hall Street, Huddersfield.
HARLAND, HENRY CHAPMAN	Bellevue Grove, Grove Hill, Middlesbrough.
HEBBLETHWAITE, LOUIS	Custom House Buildings, Whitefriargate, Hull.
*HEPPER, JOHN	East Parade, Leeds.
HORSFALL, RICHARD EDGAR ..	22A, Commercial Street, Halifax.
KAYE, HERBERT	8, St. John's North, Wakefield.
KELLY, JOHN GEORGE	Roseneath, Totley Rise, Sheffield.
KIRKBY, REGINALD GUY	32, John William Street, Huddersfield.
*LEATHER, GEORGE HERBERT ..	North British Buildings, East Parade, Leeds.
LEATHER, WILLIAM BEAUMONT ..	The Hollies, Leeds.
LOFTHOUSE, ALBERT WILSON ..	Woodcroft, Marton, S.O., and 129, Albert Road, Middlesbrough.
MARSHALL, PETER	3, Hartshead, Sheffield.
*MASSIE, FRANK, M.I.C.E.	Tetley House, Kirkgate, Wakefield.
NEILL, JAMES NEILL	38, Park Row, Leeds.
PEIRSON, GEORGE BRODRICK	Baldersby, S.O.
PETCH, JOHN STONEHOUSE	Estate Office, Broughton, Skipton.

POPPLE, JOHN	19, St. Hilda's Terrace, Whitby.
PRICE, FREDERICK PALEY ..	District Valuer's Office, Doncaster.
RENTON, GEORGE	3, Princes Square, Harrogate.
SAMPSON, WILLIAM..	Beauchief Abbey, near Sheffield.
SANDFORD, CHARLES SIDNEY ..	16, St. James Row, Sheffield.
SILCOCK, EDWARD JOHN, M.I.C.E. ..	10, Park Row, Leeds.
SMITH, ARTHUR TELFORD	15, Cheapside, Bradford.
*SMITH, WHEATER	15, Cheapside, Bradford.
STONE, FREDERIC..	Estate Office, Newmillerdam, Wakefield.
SUTCLIFFE, JAMES HENRY	Red Lees, Mytholmroyd.
SUTHERS, JAMES	Union Offices, Hull Street, Todmorden.
THORP, ROBERT HAYTON	Land of Green Ginger, Hull.
TODD, WILLIAM HENRY, M.I.C.E. ..	County Buildings, Hull.
WALSH, JOSEPH FREDERICK	Museum Chambers, Halifax.
WATSON, HERBERT JOHN	6, Lendal, York.
WATSON, JOHN..	Cogan Chambers, Bowlalley Lane, Hull.
WATSON, JOHN..	Valuer's Office, Bank Chambers, High Street, Doncaster.
WEATHERHEAD, DAVID WILKINSON	50, Low Street, Keighley.
WEATHERILL, GEORGE FORD	Valuer's Office, Raglan Chambers, Harrogate.
*WELLSTED, WILLIAM HENRY, M.I.C.E.	Prince's Dock Chambers, Hull.
WHELDON, MARTIN LOWISH	5, Coney Street, York.
WHIPP, THOMAS WILLIAM	15, Valley Bridge Parade, Scarborough.
WHITE, ALFRED EDWARD, M.I.C.E.	Town Hall, Hull.
WINDER, FRANCIS ARNOLD	Corn Exchange Chambers, Sheffield.

PROFESSIONAL ASSOCIATES:

AINLEY, ERIC EDWIN	Martin Bank, Huddersfield.
ARCHER, HAROLD DE BYRLAY ..	Ridgeway, near Sheffield.
ATKINSON, CHARLES CHRISTOPHER	Cumberland Villa, Headingley, Leeds.
BALDEN, JOHN WHITELEY	Bywell, Dewsbury.
BARRETT, ALLAN	Cliff Lawn, Hyde Park, Leeds.
BELLAMY, HARRY	Threlkeld, Woodlands Drive, Harrogate.
BEEVER, ROWLAND..	Woodland Mount, Bradford Road North, Huddersfield.
BEVERLEY, ROBERT BERTHOLD ..	Heath House, near Wakefield.
BLACKMORE, ALFRED CHARLES ..	2, Alfred Gelder Street, Hull.
BOORD, WALTER BERTRAM	Bewerley, Pateley Bridge.
BOOTH, HERBERT	District Valuer's Office, Commercial Street, Halifax.
BOWES, CHARLES	16, Valley Bridge Parade, Scarborough.
BRADLEY, CECIL GUSTAV	Engineer and Surveyor's Office, Goole.
BRAY, EDWIN	Town Street, Stanningley, Leeds.
BUCKLEY, ALFRED EUSTACE ..	George Street Chambers, Halifax.
BUTTERFIELD, HENRY AMBLER ..	Thornleigh, Wath-on-Dearne.

Burman, William..	Estate Office, Kiveton Park, near Sheffield.
Cooke-Yarborough, Orfeur Frederic	Frickley, Doncaster.
Champion, William Hall	Woodville, Pitsmoor, Sheffield.
Dalby, Richard Alexander ..	Grove House, Boston Spa.
Davis, John	Westfield, Gargrave, via Leeds.
Docksey, Sydney Bateman ..	190, Toller Lane, Bradford.
Douglas, Norman	123, Oxford Road, Linthorpe, Middlesbrough.
Dyer, Frederick	70, Lindley Street, Holgate, York.
Fawcett, Kenneth Mortimer ..	26, Albion Street, Leeds.
Frank, Thomas Peirson, a.m.i.c.e.	Town Hall, Ripon.
Goodall, Eric William Aldrich	Hardy Grange, Eldwick, Bingley.
Gott, Ralph Edgar	Brookfield, Park Grove, Frizinghall, Bradford.
Greenough, Harry	2, Northfield Terrace, Wibsey, Bradford.
Greenwood, Joseph	4, Drill Street, Keighley.
Hammond, John Bernard	Valuer's Office, Bank Chambers, High Street, Doncaster.
Hawes, Frederick Kirk	The Elms, Lowthorpe, Driffield.
Haywood, Samuel Spencer ..	Borough Engineer's Office, Brighouse.
Hebblethwaite, Charles Henry	10, Waterhouse Street, Halifax.
Hepworth, Herbert Raikes, a.m.i.c.e.	County Surveyor's Office, Wakefield.
Hewitt, Frank	R.D.C. Offices, Kiveton Park, near Sheffield.
Higginson, Harry Scott	East Witton, Middleham.
Hindmarsh, Michael Anselm..	Holly Lodge, Markington, *via* Leeds.
Hirst, William Frederick ..	Chatham House, Rothwell, near Leeds.
Hollis, Arthur	Pool-in-Wharfedale, Leeds.
Hollis, Ralph	Springfield, Skirlaugh, Hull.
Houldsworth, Austin Frank ..	100, Alliance Avenue, Hull.
Hunt, Orlando William	Winterfield, Bedale.
Ingham, Walter	202, Norwood, Beverley.
Ingleby, Ernest James, n.d.a...	Woodville, Roundhay, Leeds.
Johnson, Arthur William ..	Westcombe, Stonefall Park, Harrogate.
Kelly, George William Calver	St. James' Street, Wetherby.
Kennedy, Percy Edward	Valuer's Department, Inland Revenue, South Parade, Northallerton.
Kerr, Arthur Herbert	Blake Street, York.
King, Percy James Church ..	Wynyard, West Park, Far Headingley, Leeds.
Lee, George Cansfield	144, The Mount, York.
Longbottom, John Leonard ..	Dingleside, Gledholt, Huddersfield.
Lord, Frederick William	Valuer's Department, Inland Revenue Bank Chambers, Doncaster.
Lunn, Algernon Percy	Wentbridge, Pontefract.

Maddock, George	Messrs. Walsh and Nicholas, Museum Chambers, Halifax.
Mallinson, Charles Herbert	Market Place, Huddersfield.
Marshall, George Ernest	The Hollies, Handsworth, Sheffield.
Maughan, John	Estate Office, Jervaulx Abbey, Middleham, S.O.
Mellor, John Francis Shaw	The Cottage, Brodsworth, Doncaster.
Metcalfe, William	Kellingley, Knottingley.
Moiser, Cyril	The Cedars, Huntington, York.
Morley, Eric	14, Park Drive, Bradford.
Mumford, Frank Septimus	20, South Parade, Doncaster.
Oddy, Joseph Ronald Ridley	45, Horton Grange Road, Bradford.
Osborn, George	Ashleigh, Totley Brook Road, near Sheffield.
Page, Joseph	38, St. Ives Mount, Upper Armley, Leeds.
Pascoe, Herbert	County Hall, Wakefield.
Pettingale, Charles Edward	63, Fanfield Road, Birkby, Huddersfield.
Priestman, Alfred Tuke	Valuer's Office, Manor Row, Bradford.
Renton, Theodore Rolande Victor	2, Queen Parade, Harrogate.
Richardson, George	29, Athol Street, Middlesbrough.
Richardson, John Stocks	East Parade Chambers, Leeds.
Rickards, Clement Archbold Ross	Restalrig, Woodlesford, near Leeds.
Rivers, Charles Edwin	Municipal Offices, Harrogate.
Roberts, Edward Lamplough	Brantwood, Kenwood Bank, Sheffield.
Sharp, Herbert Firth	1, Briggs Villas, Queensbury, Bradford.
Shaw, Arthur	Ramsden Estate Offices, Railway Street, Huddersfield.
Shaw, Charles William	Church Street Chambers, Dewsbury.
Sissons, William Wyrill	Waterloo Manor, Garforth, near Leeds.
Sladdin, Arnold Gladstone	36, Lightcliffe Road, Brighouse.
Smith, John Edward	Shipley Fields, Frizinghall, Bradford.
Stott, Herbert Wharton	Bay Hall, Huddersfield.
Sugden, Albert Jowett	Architects' Department, County Hall, Wakefield.
Sykes, Wilfred Elsworth	Montague House, South Street, Cottingham.
Tate, Henry Tindall	6, Arlington Avenue, Cottingham.
Terry, Francis William	40, Grosvenor Terrace, Bootham, York.
Thompson, Claude William George Hugh	Estate Office, Escrick, York.
Thompson, Thomas Errington	Estate Office, Swarcliffe, Birstwith.
Waddington, William	13, Horton Bank, Bradford.
Wade, Henry	10, Pitt Street, Barnsley.
Wadsley, Michael James	88, Prospect Street, Hull.
Walker, Vincent Stanley	26, East Parade, Leeds.

Wall, Irving	Thornroyd, Wakefield Road, Dalton, Huddersfield.
Waller, Horace	Valuation Offices, Inland Revenue, Midland Bank Buildings, Middlesbrough.
Weetman, William Charles Cumming	278, Western Bank, Sheffield.
West, Arthur Smith	7, Haywra Crescent, Harrogate.
White, Samuel Cyril	35, Westbourne Park, Scarborough.
Whittingham, Robert Cecil ..	Hildenley, Malton.
Wood, John Ogden	4, Gerrard Street, Halifax.
Woodhead, Harold Haydn ..	16, Peterson Road, Wakefield.
Wormleighton, Bernard Joseph	Town Hall, Loftus.
Youngs, Sidney	Messrs. Oliver, Appleton and Kitchen, Lands Lane, Leeds.

WALES (North).

Containing the Counties of Anglesey, Carnarvon, Denbigh, Flintshire, and Merionethshire.

(Wales (North) Committee.)

FELLOWS:

Birch, Richard Elwyn, B.A. (*Cantab.*)	Bryncelyn, St. Asaph, Flintshire.
Cragg, George Edwin..	Cayley Estate Office, Colwyn Bay, Denbighshire.
Dykins, Philip Llewelyn	Pendre, Holywell, Flintshire.
Evans, Samuel	County Offices, Mold, Flintshire.
Gardiner, Robert Strachan ..	Hawarden Estate Office, Hawarden, Flintshire.
Jones, William Edward	Anglesey Estate Office, Graig, Llanfairpwll, Anglesey.
Lynes, Humphrey Dod..	The Halkyn Estate Office, Holywell, Flintshire.
MacNicoll, Douglas Henry ..	Derwas, Abergele, Denbighshire.
*Pickering, William Cloves ..	Rhewl House, Mostyn, Flintshire.
*Porter, John Merry	Estate Office, Colwyn Bay.
Roberts, John, N.D.A.	Maestegfryn, Towyn, Merionethshire.

PROFESSIONAL ASSOCIATES:

Evans, Edward Arthur, B.Sc., A.M.I.C.E.	Frondeg, Carnarvon.
Gregory, Douglas..	Buena Vista, Penrhyn View, Colwyn Bay.

HOOTON, LEONARD STANWELL ..	Estate Office, Talacre, Prestatyn.
HUGHES, WILLIAM DONNE PRICE..	Valuer's Office, 10 and 12, Market Street, Carnarvon.
MORE, JOHN NOVIS..	Crown Lodge, Harlech.
PIERCE, THOMAS HARLE..	Victoria House, Abergele, Denbighshire.

WALES (MID).

Containing the Counties of Montgomery and Radnor.

(Salop, Hereford, and Mid-Wales Committee.)

FELLOWS:

ADDIE, JOHN HEATHCOTE	Powis Castle Estate Office, Welshpool, Montgomeryshire.
*ADDIE, WILLIAM FORRESTER ..	Powis Castle Estate Office, Welshpool, Montgomeryshire.
GRANT, JAMES..	Glandwr, Llanidloes, Montgomeryshire.
GUNTER, JAMES	Estate Office, Glasbury, Radnorshire.
MORRIS, EDWARD HENRY.. ..	Clive Place, Welshpool, Montgomeryshire.
OWEN, WILLIAM SCOTT	Cefngwifed, near Newtown, Montgomeryshire.
*POUNDLEY, JOHN EDWARD	Kerry, Newtown.

PROFESSIONAL ASSOCIATE:

MACKINTOSH, WILLIAM SMITH .	Baileymawr, Penybont, Radnorshire.

WALES (SOUTH).

Containing the Counties of Brecknock, Cardigan, Carmarthen, Glamorgan, and Pembroke.

(Wales (South) and Monmouthshire Committee.)

FELLOWS:

BLOSSE, EDWARD F. LYNCH	Charles Street Chambers, Cardiff, and Coytrehen Estate Office, Aberkenfig S.O.

*Corbett, Edwin Wortley Montagu	Bute Estate Office, Castle Street, Cardiff.
David, Edmund Ussher	4, Park Place, Cardiff.
Davies, Cyril Froodvale	Hafdre, Llanwrtyd Wells.
Davies, David Thomas	33, Park Place, Cardiff.
*Davies, John Morgan	Froodvale, Llanwrda, Carmarthenshire.
Evans, Arthur Owen	Dale Fort, Dale, Milford Haven.
Francis, John	The Mount, Carmarthen.
Griffiths, William	Gelley-Wernen Estate, Llanelly, Carmarthenshire
Harpur, William, m.i.c.e.	Town Hall, Cardiff.
Hern, Samuel	93, St. Mary Street, Cardiff.
Hews, Thomas Greenslade	8, Clarendon Road, Sketty, Glam.
Hinchsliff, Edward Robert ..	Urban District Council Office, Barry.
Jenkins, Albert David	Redcroft, Swansea.
Jenkins, William David	George Street, Llandilo.
Jones, John Rice	Valuer's Office, Victoria Chambers, The Parade, Neath.
Leeder, Ernest Holtham	46, Waterloo Street, Swansea.
Morris-Davies, James George ..	Hafod Estate Office, Devil's Bridge S.O., Cardiganshire.
Osmond-Smith, Francis Henry George, m.r.a.c.	County Council Offices, Cardiff.
Owen, Thomas Henry Rule ..	High Street, Haverfordwest, Pembrokeshire.
Owen, Thomas Rule	High Street, Haverfordwest, Pembrokeshire.
Price, Francis Holborrow Glynn	7, Picton Place, Swansea.
Pritchard, Henry A.	Royal Agricultural College, Cirencester, and St. Fagan's, Cardiff.
Puddicombe, William Phippen ..	Council Offices, Mumbles, near Swansea.
Pugh-Jones, David	6, Kimberley Road, Roath Park, Cardiff.
Randall, John Morgan	Dunraven Estate Office, Bridgend, Glam.
Randell, Francis William	15, Brooklands Terrace, Swansea.
Rees, William John	The Laurels, Swansea.
Sayer, George William, Captain	Royal Engineer Office, Pembroke Dock.
Seel, Robert Harold	Theatre Royal Chambers, Cardiff.
Thomas, George William	13, St. Andrew's Crescent, Cardiff.
Thomas, Illtyd	17, Quay Street, Cardiff.
Webb, Clarence Albert	7, Church Road, Penarth, Cardiff.
Wilkins, William	Llanelly, Carmarthenshire.
Williams, Gerald Garnons ..	Ashburnham Estate Office, Burry Port.
Williams, Richard Ernest Havard	The Elms, Struet, Brecon.

PROFESSIONAL ASSOCIATES:

ARNOLD, WILLIAM RICHARD	Llwyn-coed, Morriston, S.O., Glamorganshire.
BENNETT, ARTHUR JOHN..	1, Montpelier Terrace, Swansea.
BENNETT, FRANK WILLIAM	St. Julien's, Westcross, near Swansea.
BEVAN, OSWALD PERCIVAL	Express Chambers, Merthyr Tydfil.
CLARK, PHILIP LOCKHART	13, St. Andrew's Crescent, Cardiff.
CLARKE, THOMAS GUY	48, Cardiff Road, Llandaff.
COOK, THOMAS	45, The Parade, Cardiff.
DAVID, GEORGE WILLOUGHBY, B.A. (*Cantab.*)	Old Bank Chambers, 27, High Street, Cardiff.
DAVID, LEWIS WOOLLEY, B.A. (*Cantab.*)	Old Bank Chambers, 27, High Street, Cardiff.
DAVIES, JOHN WILLIAM SATTERLEY HUMPHREYS	Valuation Department, Inland Revenue, 19, Northampton Place, Swansea.
EVANS, HENRY MONTAGUE	City Engineer's Department, City Hall, Cardiff.
FORREST, WILLIAM..	Windsor Estate Office, St. Fagan's, Cardiff.
GOFF, WILLIAM SETTEN	234, High Street, Swansea.
HOMFRAY, HERBERT RICHARDS ..	32, Charles Street, Cardiff.
HOOPER, STANLEY	Bryngwili, Knoll Avenue, Swansea.
HUGHES, WILLIAM PARRY	6, Nott Square, Carmarthen.
ISITT, SAMUEL GILBERT, N.D.A. ..	Maesybedw, Glyn Neath, Glam.
JAMES, JOEL JENKINS	Pantyphillip, Dwrbach, Pembrokeshire.
JENKINS, CHARLES HERBERT.. ..	District Valuer, Kensington House, Haverfordwest.
JENKINS, HAROLD JOHN..	4, College Street, Swansea.
JOHN, DAVID HOPKIN	Plough Inn, Cefn Cribbwr, near Bridgend, Glam.
JONES, PHILIP VIVIAN	Hazeldene, Hengoed, via Cardiff.
JONES, RICHARD LEWIS..	Ruel-issa, Bowstreet, Cardiganshire.
KILFORD, WILLIAM GEORGE.. ..	Messrs. David and David, 27, High Street, Cardiff.
LEE, JOHN PINCKE	Plas Tirion, Cowbridge Road, Bridgend, Glamorganshire.
LOVELUCK, EDWARD	33, Park Street, Bridgend, Glamorganshire.
NICHOLLS, CHARLES WILLIAM ..	97, Brynymor Road, Swansea.
PASCOE, JOHN BARRON	Tregothnan, Eaton Grove, Swansea.
PHILLIPS, WILLIAM NEWTON.. ..	Cawdor Estate Office, Carmarthen.
PRICE, DANIEL HENRY	Surveyor's Office, Aberbargoed, Mon.
PROSSER, ROGER, B.SC.	13, St. Andrew's Crescent, Cardiff.
REES, MORGAN..	Penydre House, Neath, Glamorganshire.
RICHARDS, JOHN SYDENHAM ..	9, Gore Terrace, Swansea.
ROGERS, JOHN	4, Rosehill Road, Swansea.
SELWYN, WILLIAM INGRAM	46, Waterloo Street, Swansea.

Taylor, Frederick Hale	c.o. D. Roberts, 19, Heathfield Street, Swansea.
Taylor, Harold Tom	4, Sheffield Place, Mumbles, Swansea.
Thomas, Arthur John..	Eastfield, St. Thomas, Swansea.
Thomas, John Humphrey England	Ystradgynlais, Breconshire.
Thomas, Robert Rogers	36, Bryn Road, Swansea.
Walker, John Willis	Graig House, Creigiau, near Cardiff.
Walters, William David	22, Berw Road, Llwynypia.
Williams, Daniel Smith	47, Queen Street, Cardiff.
Yeo, William Henry	Caegarw, Court Colman, Bridgend, Glamorganshire.

SCOTTISH COMMITTEE.

FELLOWS:

Adam, Thomas..	27, Union Street, Glasgow.
Aitken, John Malcolm..	Castlemilk Estates Office, Norwood, Lockerbie, Dumfriesshire.
Aitkenhead, William	Roughlands, Carron, Stirlingshire.
Allan, Robert	Halfway House, Whitburn.
Amon, Herbert	H.M. Naval Establishment, Rosyth, near Inverkeithing.
Anderson, Robert..	Property Agent, 95, Bath Street, Glasgow.
Barr, James	21, West George Street, Glasgow.
Baxter, John..	243, St. Vincent Street, Glasgow.
Beattie, George Lennox	136, George Street, Edinburgh.
Beattie, William Halden	40, Murrayfield Avenue, Edinburgh.
Bell, Andrew Walker..	St. Margaret's Hall, Dunfermline.
Bell, George..	212, St. Vincent Street, Glasgow.
*Binnie, Thomas	207, Hope Street, Glasgow.
Binnie, Thomas, Jun.	207, Hope Street, Glasgow.
Blair, Alexander..	30, George Square, Glasgow.
Brown, Charles	Kerse Estate Office, Falkirk, Stirlingshire.
Brown, William	63, John Street, Glasgow.
Burnet, Frank	180, Hope Street, Glasgow.
Cameron, Angus	Benmore, Kilmun, Argyllshire.
Canch, Thomas Richard	3, Greenbank Crescent, Morningside, Edinburgh.
Coles, Walter George..	Board of Agriculture for Scotland, 122, George Street, Edinburgh.

Connor, George Harry Adams	Estates Office, Longniddry, Haddingtonshire.
Constable, George William ..	Traquair Estate Office, Innerleithen.
Cunningham, Robert	Branxholme, Hawick, Roxburghshire.
Currie, Arthur Lorimer	192, Ledard Road, Langside, Glasgow.
Davidson, Charles	Terrace Buildings, Paisley, Renfrewshire.
*Davidson, James Inglis	Saughton Mains, Corstorphine, Midlothian.
Davie, Alexander	70, Wellington Chambers, Ayr.
Dawson, Robert Alexander ..	The Farm, Gordon Castle, Fochabers.
Edgar, James..	Poltalloch Estate Office, Lochgilphead.
Fairbairn, Thomas	The Red House, Cluny Gardens, Edinburgh.
Fergusson, John	30, George Square, Glasgow.
Fraser, George John James Hamilton Gordon	Dalzell Estate Office, Motherwell.
Fraser, Thomas Smellie	209, St. Vincent Street, Glasgow.
Fraser, William	209, St. Vincent Street, Glasgow.
Frew, Gordon Thomson	216, West George Street, Glasgow.
Fyfe, John William	Inland Revenue, 53, Hanover Street, Edinburgh.
Gilchrist, John	81, Hope Street, Glasgow.
Glen, James	Ashfield, Park Place, Stirling.
Gordon, Alexander William Robert	Queensgate, Inverness.
Gray, John	27, Hill Street, Alloa.
Hamilton, Charles	The Elms, Lauriston, near Falkirk.
Hamilton, John Cochrane ..	53, Hanover Street, Edinburgh.
Hamilton, Robert..	Lands Valuation Office, Greenock.
Harkness, John	2, Barns Terrace, Ayr.
Hart, John	Cowie Mains, Stonehaven, Kincardineshire.
Harvie, Robert	8, Clyde Street, Motherwell.
Hendry, Robert	25, Herries Road, Maxwellpark, Glasgow.
Horsbrugh, Charles Edward ..	Blairquhosh, Blanefield, Glasgow.
Howatt, William..	146, Buchanan Street, Glasgow.
Johnstone, James..	Alloway Cottage, Ayr.
Kirkwood, Charles	61, West Regent Street, Glasgow.
Knox, Alexander..	53, Bothwell Street, Glasgow.
Laing, David Taylor	20, Bridge Street, Glasgow.
Lammie, George	138, Hope Street, Glasgow.
Leest, Frederick Charles.. ..	H.M. Dockyard, Rosyth.
Lightbody, Forrest Hay	56, Queen Street, Edinburgh.
Logan, James..	Coltness, Wishaw, Lanarkshire.
Maccallum, Alexander Duncan	132, West Nile Street, Glasgow.
McCallum, James	Town Hall, Motherwell, Lanarkshire.
Macdonald, Ranald Roderick ..	16, Union Terrace, Aberdeen.
MacDougall, Robert	63, John Street, Glasgow.
McHarrie, Stair	Rephad, Stranraer, Wigtownshire.
McLaren, John Thomas	The Leuchold, Dalmeny Park, Edinburgh.

McMichael, James	1, Argyll Arcade, Glasgow.
Macpherson, William	Montrose Estate Office, Catter House, Drymen, Stirlingshire.
Makins, James Vincent	30, George Square, Glasgow.
Malcolm, George	66, High Street, Fort William.
Marwick, Thomas Purves	43, York Place, Edinburgh.
Mather, James	30, George Square, Glasgow.
Maxtone, David Murray	County Buildings, Campbeltown, Argyllshire.
Middleton, James	Estate Office, Braehead, Kilmarnock.
Murdoch, Robert	91, Maxwell Road, Glasgow.
Murray, John Campbell	Pollok Estates Office, 216, West George Street, Glasgow.
Murray, Joseph	Camperdown Estates Office, Dryburgh, Lochee, Forfarshire.
Murray, William Watson	Catter House, Drymen, Stirlingshire.
Oldrieve, William Thomas, f.r.i.b.a.	H.M. Office of Works, Edinburgh.
Park, Alexander	175, Hope Street, Glasgow.
Paterson, John Salmon	70, Wellington Chambers, Ayr.
Purdie, Anthony	241, West George Street, Glasgow.
Purves, James	Dunskey Estate Office, Portpatrick.
Ralston, Andrew Agnew	Philpstoun House, West Lothian.
Ralston, Charles Wallace	Dabton, Thornhill, Dumfriesshire.
Renton, James	Sunbank, Perth.
Robb, William Johnston	53, Bothwell Street, Glasgow.
Robertson, John	Panmure Estate Office, Carnoustie, Forfarshire.
Sharp, John Grant	172, Buchanan Street, Glasgow.
Smart, James	29, Waterloo Place, Edinburgh.
Smith, Jonah Walker	Local Government Board, George Street, Edinburgh.
Smith, Robert	Cranstoun-Riddell, Ford, Midlothian.
Smith, Thomas	The Castle, Maybole.
Stevenson, Allan	14, Cathcart Street, Ayr.
Tannahill, Robert Dunlop	Lands Valuation Office, Kilmarnock.
Thomson, John Lorimer	Valuer's Department, 31, Albert Square, Dundee.
Turner, Joseph Harling	Portland Estate Offices, Kilmarnock.
Walker, Alexander	249, George Street, Glasgow.
Walker, George James	3, Golden Square, Aberdeen.
Walker, John	74, Bath Street, Glasgow.
Wallace, Thomas Douglas	Callendar Park, Falkirk, Stirlingshire.
Wills, John Broom	15, Bellgrove Street, Glasgow.
Wilson, James, c.a.	135, Wellington Street, Glasgow.
Young, Henry Stephen Matthews	Heathfield, Irvine, Ayrshire.
Yuille, Robert	70, South Portland Street, Glasgow.

PROFESSIONAL ASSOCIATES:

AITON, ROBERT SCOTT	The Cottage, Lennel, Coldstream, Berwick.
AMENT, ROBERT	The Home Farm, Rosneath Castle, Dumbartonshire.
BALLANTINE, WILLIAM ARCHIBALD	52, Barnton Street, Stirling.
BLAIR-IMRIE, HEW	Lunan House, Montrose.
BRAND, JAMES DOUGLAS..	Kilellan, Drumchapel, Glasgow.
BREBNER, ROBERT FREDERICK ..	Crecy House, Isle of Whithorn, Wigtownshire.
COKER, RALPH HECTOR	52, Tassie Street, Shawlands, Glasgow.
CORBETT, WILLIAM..	28, Arlington Street, Glasgow.
CRAIG, ANDREW, JUN.	Ryesholm, Dalry, Ayrshire.
DARLING, JOHN	The Lodge, The Royal Infirmary, Perth.
DOUGLAS, BLAIN CAIRNS..	1, Seafield Place, Broughty Ferry.
FOULIS, ARCHIBALD KEITH	Roselea, Motherwell.
HENDERSON, RICHARD	Portland Estate Office, Kilmarnock.
HOWATT, WILLIAM HENRY	146, Buchanan Street, Glasgow.
HUME, JOHN	30, Eastfield, Joppa, Edinburgh.
HUNTER, JOSEPH	308, Byres Road, Glasgow.
JACKSON, LAMBERT..	35, Woodside Quadrant, Glasgow.
LAIRD, DANIEL MACLELLAND ..	2, Balmoral Place, Crosshill, Glasgow.
MACAULAY, JAMES	79, Stevenson Drive, Langside, Glasgow.
MCCALLUM, DANIEL	325, Byres Road, Glasgow.
MCLAREN, HENRY	9, Woodlands Crescent, Falkirk.
MACLAY, CHARLES	267, Crow Road, Partick, Glasgow.
MCROBBIE, WILLIAM ALEXANDER	32, Belgrave Terrace, Aberdeen.
MCTAGGART, HUGH HARVEY.. ..	2, Norham Street, Crossmyloof, Glasgow.
MCWILLIAM, JOHN ALEXANDER ..	29, Eyre Crescent, Edinburgh.
MALCOM, JAMES ARCHIE..	Old Bank House, Largs, Ayrshire.
MEACHER, SYDNEY GEORGE	Marlee, near Blairgowrie, Perthshire.
MELVILLE, HENRY DUNCAN	Broomlands, Kelso.
MILLAR, ALEXANDER WALKER ..	200, High Street, Kirkcaldy, Fifeshire.
MORRISON, JOHN BAXTER	Elderslie Estates Office, Deanside, Renfrew.
PATON, JOSEPH TRAIN	Callendar Estate Office, Callendar Park, Falkirk.
REID, ROBERT DONALD	4, Barfillan Terrace, Paisley Road West, Glasgow.
RINTOUL, ANDREW JEFFREY.. ..	Camserney Cottage, Aberfeldy.
ROBERTSON, CHARLES BOYD ..	Faskally Estate Office, Pitlochry.
SCOTT, JAMES COSPATRICK	4, The Square, Kelso.
SHIRLEY, HENRY TOWNSEND.. ..	3, Whittinghame Terrace, Jordanhill, Glasgow.
STEVENSON, ALEXANDER EWING..	Blawarthill, Yoker, by Glasgow.
TAIT, JOHN WILSON..	Gresham Buildings, 71, George Street, Edinburgh.

Turner, Jabez Tennyson	10, Struan Place, Inverkeithing, Fife.
Tweedie, Frederick Charles ..	29, Colinton Road, Edinburgh.
Weddell, Robert Houston ..	Park Villa, Uddingston, Lanarkshire.
White, John, Jun...	Marionville, Manse Road, Newmains, Lanarkshire.
Whyte, Thomas	118, Main Street, Glasgow.
Wilson, Marshall Lang	24, St. Andrew Square, Edinburgh.
Young, Alexander	13, Shandon Street, Edinburgh.
Young, James Weir	198, West George Street, Glasgow.
Young, Thomas, n.d.a...	Woodbine Villa, Cupar, Fife.
Young, William Ross	Borough Surveyor, North Berwick.

IRELAND.

(Irish Members forming the Irish Branch Committee.)

FELLOWS:

Adair, John Olphert	Ballynoe, Tullow, Co. Carlow.
*Alexander, Henry G. S., Colonel	Derrygally, Moy, Co. Tyrone.
Anderson, Alex. Carew	Ballymountain, Waterford.
Anthony, Ernest John	95, Lower Leeson Street, Dublin.
Armstrong, Elliott Graham, b.a. (*Dublin*)	Rent Office, Ahascragh, Ballinasloe, Co. Galway.
Armstrong, Reginald Graves ..	Estate Office, Shelton Abbey, Arklow, Co. Wicklow.
Baillie, John Robert, Colonel	Abercorn Estate Office, Strabane, Co. Tyrone.
Baldwin, Chambre Corcor Thomas	Ballyre, Killeagh, Co. Cork.
Barrington, John Beatty ..	Barrington Street, Limerick.
*Barton, Henry Dupre Malkin	The Bush, Antrim.
Beamish, William Henry	11, South Mall, Cork.
Beckett, W. Frank	6, Clare Street, Dublin.
Blackley, Travers Robert ..	Drumbar, Cavan.
Bolton, Samuel H.	34, Westland Row, Dublin.
Bourchier, Claud J.	Charleville Estate Office, Tullamore, King's Co.
Bridge, Henry Powell	Racket Hall, Roscrea, Tipperary.
Broadley, Edward Barry, Major	73, South Mall, Cork.
Browne, Ernest H.	Brookfield, Tullamore.

Brownlow, Claude	Estate Office, Coolderry, Carrickmacross, Co. Monaghan.
Burke, Henry Anthony	Drumkeen, Ballinamallard, Co. Fermanagh.
Burke, Martin Joseph..	H.M. Office of Works, Dublin.
Burke, William Creaghe	Cloonee, Ballinrobe, Co. Mayo.
Butler, Walter Selby	Green Mount, Castle Bellingham, Co. Louth.
Carson, William B.	Broomfield, Malahide, Co. Dublin.
Chambre, C. B. M...	Northland Row, Dungannon, Co. Tyrone.
Chatterton, Robt. Smith	Belmount, Raheney, Co. Dublin.
Cheeke, William Alexander ..	Lincoln Chambers, Lincoln Place, Dublin.
Clayton, John Graves..	24, Nassau Street, Dublin.
Cooper, James Alexander ..	Lissadell Estate Office, Co. Sligo.
Coote, Stanley Victor, M.A. (*Oxon.*)	Kensington Palace Mansions, London, W.
Coulson, Richard..	St. James's Gate, Dublin.
*Darley, Edmund Sanders ..	5, College Green, Dublin.
Deane, George B.	Glenmore, Ailesbury Park, Merrion, Co. Dublin.
Denny, Francis McGillycuddy..	17, Denny Street, Tralee.
*Dickinson, Charles, B.A. (*Dublin*)..	23, South Frederick Street, Dublin.
Doherty, Richard Wheeler ..	Oaklands, Bandon, Co. Cork.
Edgeworth, Thomas Newcomen	Cherbury, Booterstown, Co. Dublin.
Ellis, Ernest Francis Leslie ..	St. Austin's, Inch, Co. Wexford.
Farrell, Edward Francis, Lieut.-Colonel	Walterstown, Moynalty, Kells, Co. Meath.
Fitzgerald, James H. B. Penrose	The Estate Office, Middleton, Co. Cork.
*Fitzgerald, Peter David	Estate Office, Adare, Co. Limerick.
Fitzgerald, Robert John	Ballyard House, Tralee.
Forbes, Arthur	Earls Vale, Cavan.
Franks, Henry	Woodbrook, Mountrath, Queen's County.
Franks, Matthew Henry.. ..	Westfield, Mountrath, Queen's County.
Frend, Henry..	Derry House, Brosna, S.O., King's County.
Garvey, George Bloomfield ..	Glenvath, Greystones, Co. Wicklow.
Garvey, Toler Robert	Estates Office, Parsonstown.
Gibbon, Edward Acton	Elmhurst, Waterford.
Gloster, Thomas Edward	Collon, Co. Louth.
Guinness, Gerald Seymour ..	16, College Green, Dublin.
Guinness, Howard Rundell ..	16, College Green, Dublin.
Hall, David	18, South Mall, Cork.
Hall, Francis Samuel..	8, Westmoreland Street, Dublin.
Hamilton, Arthur	40, Lower Dominick Street, Dublin.

HAMILTON, EDWARD CHETWOOD, MAJOR	Woodstock Estate Offices, Inistioge.
HARDMAN, EDWARD CHAMBRE ..	14, Molesworth Street, Dublin.
HARGRAVE, WILLIAM HARRISON, A.M.I.C.E. (*Ireland*)	68, Grosvenor Square, Rathmines, Co. Dublin.
HARVEY, JAS. G. MOREWOOD ..	Northern Bank Buildings, Londonderry.
HATTE, WILLIAM MUNDAY	24, Nassau Street, Dublin, and Charleville, Co. Cork.
HEARD, RICHARD	15, South Mall, Cork.
HEMPHILL, CHARLES GEORGE CATHCART, MAJOR	11, Ely Place, Dublin.
*HEWSON, GEORGE RAWDON MAURICE	Dromahair, Co. Leitrim.
HODSON, GILBERT NEVILLE	Ardbrae, Bray, Co. Wicklow.
HODSON, RICHARD EDMOND, M.A. (*Dublin*)	Coolfadda House, Bandon, Co. Cork.
HOLMES, WILLIAM EDEN	Moyle Park, Clondalkin, Co. Dublin.
HUGGARD, WILLIAM	Clounalour, Tralee, Co. Kerry.
IRVINE, HENRY, COL., C.B.	Strathlomond, Omagh, Co. Tyrone.
JAMESON, ROBT. WILLIAM	Campfield House, Dundrum, Co. Dublin.
JOHNSTONE, AUGUSTUS FREDERIC	39, Merville Avenue, Kingstown, Co. Dublin.
KELLY, RICHARD HENRY	21, The Mall, Waterford.
KEMPSTER, JOHN, B.E.	95, Lower Leeson Street, Dublin.
KENNEDY, MICHAEL A.	Kinkella, Loughrea, Co. Galway.
KINCAID, JOSEPH WESTBY	7, Leinster Street, Dublin.
KIRWAN, DENIS BIRMINGHAM ..	Dalgin, Tuam, Co. Galway.
KNOX, EDWARD ERNEST..	8, Milward Terrace, Bray.
LEE-NORMAN, ALEXANDER HENRY	Estate Office, Rush, Co. Dublin.
LE FANU, VICTOR CHARLES	Estate Office, Bray, Co. Wicklow.
L'ESTRANGE, HENRY G...	The Estates Office, Sligo.
LLOYD, AVERELL	Benburb, Moy, Co. Tyrone.
LONGFIELD, HENRY FOSTER ..	Grange Erin, Douglas, Cork.
LYLE, SYDNEY J.	Ballycastle, Co. Antrim.
M'CLINTOCK, ARTHUR	24, Nassau Street, Dublin.
MCCLURE, ROBERT..	Estates Office, Glenhazel, Kenmare, Co. Kerry.
MCDONALD, ALLAN, M.A. (*Dublin*)	Glenarm, Co. Antrim.
MAHON, GEORGE GILBERT	The Rent Office, Ahascragh, Co. Galway.
MARMION, THOMAS HENRY	Estates Office, Cappoquin.
MAUDE, ANTHONY FRITZ, CAPTAIN	Belgard Castle, Clondalkin, Co. Dublin.
MAUDE, CHRISTOPHER HUGH ..	Lenaghan, Enniskillen, Co. Fermanagh.
MAUNSELL, GEORGE EDWARD SCARLETT	Donadea Castle, Donadea, Co. Kildare.

Maunsell, Richard Edward ..	9, Ely Place, Dublin.
Maxwell, Henry Perceval ..	Lansdowne Lodge, Kenmare, Co. Kerry.
Medcalf, William..	6, Clare Street, Dublin.
Montgomery, William Alexander	2, Wellington Place, Belfast.
Murphy, James Fraser, Major..	Estate Office, Boyle, Co. Roscommon.
Nash, Sir Vincent, d.l.	85, George Street, Limerick.
Newport, George Bellingham..	Ballygallon, Inistioge, Co. Kilkenny.
O'Brien, Donough Richard ..	16, Upper Mallow Street, Limerick.
Penrose, James Edward	Estate Office, Lismore Castle, Lismore.
Purcell, Wills W.	Dromore, Mallow.
Roberts, Edward Ussher	Gaultier, Woodstown, Waterford.
Robinson, Henry Arthur	Roundstone, Galway.
Robinson, Richard St. George..	Seamount, Sligo.
*Rochfort, William	Cahir Abbey, Cahir, Co. Tipperary.
Rogers, Harry	The Hill, Monaghan.
Ruttledge, Francis	Cliff House, Enniscorthy.
Ruttledge, Thomas F...	Rossmally, Westport, Co. Mayo.
*Sanders, Robert Massy Dawson	Sanders Park, Charleville, Co. Cork.
Sclater, Edward	Downshire Office, Hillsborough, Co. Down.
Scott, John Russell	5, Haddon Terrace, Clontarf, Dublin.
Smith, George Young	Stradowan, Omagh, Co. Tyrone.
Stephens, Samuel..	13, Donegall Square North, Belfast.
Stephens, William Henry ..	13, Donegall Square North, Belfast.
Stewart, George Francis ..	Summerhill, Killiney, Co. Dublin.
Stewart, George Pakenham ..	4, Kildare Street, Dublin.
Stewart, Henry Pakenham ..	6, Leinster Street, Dublin.
Stewart, William Thomas ..	6, Leinster Street, Dublin.
Stokes, Richard	60, Dawson Street, Dublin.
Stopford, The Hon. George Frederick William	The Estate Office, Gorey, Co. Wexford
Studdert, R. R.	Hazlewood, Quin, Co. Clare.
Swiney, William D.	Moyagh, Ramelton, Co. Donegal.
Synge, Edward	Estate Office, 11, Leinster Street, Dublin.
Tatlow, John Garnett..	7, Belgrave Square West, Monkstown, Co. Dublin.
Taylor, George	Estate Office, Westport, Co. Mayo.
Tener, Edward Shaw	The Square, Loughrea, Co. Galway.
Townshend, Charles Loftus ..	15, Molesworth Street, Dublin.
Townshend, James Richard Clarke..	23, South Frederick Street, Dublin.
Townshend, Thomas Courtney..	23, South Frederick Street, Dublin.
Townshend, Thomas Loftus ..	15, Molesworth Street, Dublin.
Trench, Arthur	Burleigh, Burlington Road, Dublin.

*Turner, Frederick Adolphus Brabazon	The Estate Office, Gorey, Co. Wexford.
Tyndall, Albert Henry	Ballyanne House, New Ross, Co. Wexford.
Tyrrell, Garrett Charles, m.a. (*Dublin*)	Ballinderry, Carbery, Co. Kildare.
Vernon, Arthur Pomeroy ..	1, Wilton Place, Dublin.
Vernon, Fane..	Pembroke Estate Office, Wilton Place, Dublin.
Verschoyle, William Henry Foster	Woodley, Dundrum, Co. Dublin.
Ward, Somerset, The Hon...	Carrowdore Castle, Donaghadee, Co. Down.
Webb, Charles	Park Place, Tashinny, Mullingar, Co. Westmeath.
Welply, James	65, George Street, Limerick.
White, Arthur	99, George Street, Limerick.
White, Richard	Estate Office, Gowran, Co. Kilkenny.
Willis, Gilbert de Laval	Leconfield Estates Office, Ennis, Co. Clare.
Wilson, Arthur Jn. de Courcy	Madresfield Grange, Malvern, Worcestershire.
Wood-Martin, Henry Roger Bromhead	Cleveragh, Sligo.
Young, George Lawrence.. ..	Randalstown, Co. Antrim.

PROFESSIONAL ASSOCIATES:

Banton, Luther George	54, Iona Road, Glasnevin, Dublin.
Callinan, Patrick..	9, Cavendish Road, Clapham Common, S.W.
Coughlan, Patrick	King Street, Mitchlestown, Co. Cork.
Creaser, William Henry	316, 72nd Street, Bay Ridge, Brooklyn, New York.
Crozier, George Francis	Land Agency Office, Ballinasloe, Co. Galway.
Dunlop, Charles John, m.r.i.a.i.	2, St. Andrew Street, Dublin.
Fowler, Charles Knox	Rosslare, Sligo.
Gahan, Robert Beresford.. ..	Ballyhemon, Castlecomer, Co. Kilkenny.
Giron, Louis Francis	2, St. Andrew Street, Dublin.
Harvey, James Morewood.. ..	Creglorne, Londonderry.
Lilburn, Henry Kent..	Dunedin, Antrim Road, Belfast.
McCann, Felix Charles	2, Wellington Place, Belfast.

MARTIN, ARTHUR	Glencoe, Clareville Road, Rathgar, Dublin.
MOERAN, ARCHIBALD EDWARD ..	Lissadell, Stillorgan Park, Co. Dublin.
MOORE, HUGH ARMYTAGE	Corrie Wood, Castlewellan, Co. Down.
O'REILLY, HENRY JAMES	Sans Souci, Booterstown, Co. Dublin.
PENROSE, EDWARD ALEC	Estate Office, Rose Lane, Waterford.
STEPHENSON, CHAMBRE CORCOR STILLINGTON	Government Survey Department, Colombo, Ceylon.
TAYLOR, GEORGE D.	50, Upper English Street, Armagh.
WARING, HOLT..	Waringstown, Co. Down.

ENGLISH MEMBERS RESIDENT IN IRELAND.

FELLOWS:

BAGOT, LEWIS BROWN, CAPT. ..	2, Woodhill Villas, Tivoli, Cork.
BARTON, SIR JOHN GEORGE, C.B. ..	General Valuation and Boundary Survey Office, 6, Ely Place, Dublin.
BRUNICARDI, DOMINIC N.	Valuation Office, 6, Ely Place, Dublin.
BURGE, JAMES THOMAS	Valuation Office, 6, Ely Place, Dublin.
GREY, CHARLES GREY, M.A. (*Durham*)	8, Lansdowne Terrace, Ballsbridge, Dublin.
HALL, AUGUSTUS WILLIAM	Valuation Office, 6, Ely Place, Dublin.
HAMMOND, ROBERT WILLIAM, MAJOR	Sun Lodge, Ballintemple, Cork.
HOPKINS, PERCY RAYNES	6, Ely Place, Dublin.
HUTCHISON, WILLIAM HENRY ..	General Valuation Office, 6, Ely Place, Dublin.
LISNEY, HARRY	6, Ely Place, Dublin.
LYONS, FRANCIS OLIVER, M.A. (*Dublin*)	6, Ely Place, Dublin.
MILLS, ARTHUR ERNEST..	General Valuation Office, 6, Ely Place. Dublin.
PHIBBS, HARRY	6, Ely Place, Dublin.
STEPHENS, JOHN KYLE	13, Donegall Square North, Belfast.
WARWICK, GEORGE ERNEST	Valuation Office, Dublin.

PROFESSIONAL ASSOCIATES:

Campbell, Nicholas Peterson..	19, Sallymount Avenue, Ranelagh, Dublin.
Clarke, Leonard Eustace ..	Ballynolan, Kildimo, Co. Limerick.
Edwards, Sidney Albert	6, Ely Place, Dublin.
Groser, Arthur Hugh..	6, Ely Place, Dublin.
Hall, John Sebastian	General Valuation Office, Dublin.
Hazlett, John Joseph..	Estate Commission Office, Upper Merrion Street, Dublin.
Jarvis, Laurence Alfred	General Valuation Office, Dublin.
Lightbown, Alfred Stuart ..	General Valuation Office, 6, Ely Place, Dublin.
Ryan, John A., a.m.i.c.e.(*Ireland*)	Catherine Street, Waterford.
Webber, Arthur Daniel Moutray	Mitchelstown Castle, Co. Cork.
Wood, Hugh Reginald	6, Ely Place, Dublin.

Members unattached to Provincial Committees.

ISLE OF MAN.

DOUGLAS.

Fellow:

Kerruish: William Maltby.

Professional Associates:—

Kay: Walter Robert.
Teare: Joseph Ernest.

LONDON.

Fellows:—

Abrams: Benjamin Percy.
Adams: Henry, M.I.C.E., M.I.M.E.
Addiscott: Henry Hugh.
Adkin: Benaiah Whitley.
Andrews: John.
Angel: Francis Houghton.
Aris: John Whitton, M.A. (Oxon.)
Arno: Samuel.
Assiter: Harry G.
Ault: Edwin.

Bacon: Frederick Joseph.
Badcock: Philip.
Baddeley: Bernard Beresford.
Baines: MatthewTalbot,M.A.(Cantab.)
Baker: Ernest John.
Ball: James Robert.
Ball: William Alfred.
Bamford: Walter Herbert.
Banks: John William.
Bare: Arnold Edwin.
Barker: Charles.
Barker: Horace Richard.
Barns: Stephen Allen.
Barrett: James.
Batstone: Rowland Robert.
Batterbury: Norman Boniface.
Batterbury: Thomas, F.R.I.B.A.
Baxter: George.
Baylis: Albert Edward.
Beadel: Maurice Frederick.
Beale: Robert John, A.R.I.B.A.

Fellows:—

Bedells: Charles Herbert.
Beken: George Kingsnorth.
Bell: Albert Henry.
Bellingham: Archibald Turner.
Bennett: Thomas Oatley.
Betenson: Frederic Roger.
Beven: Septimus.
Bingham: Alfred John.
Bingham: Frederick Henry.
Bird: Walter.
Blackbourn: Henry.
Blackford: Arthur.
Blake: Edwin Holmes.
Bliss: Thomas Cushway.
Blount: Edward.
Blunt: Montague Cecil.
Bolam: Charles Godfrey.
Bolden: John Leonard, M.A. (Cantab.)
Bond: Douglas Vale.
Booth: Gilbert William.
Boulting: Frederick Edward.
Bowdich: John.
Boyd: John Jermyn.
Boyton: Bertram Alfred.
Breach: Benjamin I'Anson.
Breeds: Arthur Owen.
Brereton: Thomas Bloomfield Sadlier.
Bressey: Charles Herbert.
Briant: Robert.
Brickwell: Alfred James.
Brighton: George Lawrence.
Brinsley: Herbert George William.
Brooks: Charles William, A.R.I.B.A.

LONDON—*continued*

Fellows :—

Brooks : John McMullen.
Brooks : Phillip Fuller.
Brown : Alexander Burnett.
Brown : George Turville.
Brown : William Henry.
Browne : Flint.
Bruce : Robert Knight.
Buckland : Alfred Virgoe.
Buckland : Henry Duneau.
Buckland : Sidney Crawford.
Bull : Walter.
Burgess : Henry Herbert Philip.
Burkett-Smith : Cecil Sydney.
Burmester : John William Stanley, F.R.I.B.A.
Burn : Joseph.
Burnett : Sir David.
Burr : Edmund John.
Burroughes : Thomas Henry
Burton : Reginald Robert
Bushell : Henry.

Cable : James M., A.R.I.B.A.
Caesar : Charles Edward
Cantlay : Robert William.
Castell : Charles Smith.
Castle : Sydney Charles Courtenay, A.I.C.E.
Castle : William Henry Baldwin.
Chambers : Theodore Gervase.
Chandler : John.
Chappell : Frank Richardson.
Charles : Richard Stafford.
Cheney : Edwin John, M.A., M.R.A.C.
Chesterton : Frank Sidney.
Chesterton : Sidney James.
Chesterton : Sidney Rawlins.
Cheston : Horace, F.R.I.B.A.
Child : Fred.
Chinnock : Frederick George, *Member of Council.*
Christy : Archibald Ernest.
Clare : Edward Lovell.
Clark : Alfred Henry.
Clark : Samuel.
Clarke : Ernest Seymour.
Clarke : George Ernest.
Clarke : Howard Chatfeild, F.R.I.B.A., *Vice-President.*
Clarke : Percy Henry.
Clarke : Stanley Chatfeild.
Clarkson : John, F.R.I.B.A.
Clarkson : William.
Clarkson : William, Jun.
Clifton : William Edward, F.R.I.B.A.
Clutton : John Henry.
Clutton : Ralph.
Cobb : Herbert Mansfield.
Cole : Francis Joseph.
Cole : Herbert Covington.

Fellows :—

Collier : Arthur Charles.
Collier : Henry Hewett.
Collingham : John Cyril Lees.
Collins : Herbert William.
Collins : Marcus E.
Commin : Frederick James.
Conder : Alfred, F.R.I.B.A.
Cook : Frederic William.
Cooke : Henry.
Cooper : Arthur John.
Cooper : Harry Thomas.
Cooper : John Robert.
Cope : Henry James.
Corderoy : George.
Cracknell : John Gibson.
Cranfield : William Bathgate.
Creswell : William Thomas, Lic.R.I.B.A.
Cronk : Edwyn Evans.
Cronk : Frank.
Cross : Arnold Charles Martin.
Cross : Arthur George.
Cruwys : Robert.
Cullen : Felix Victor.
Cundy : Henry I.
Currey : Percivall, F.R.I.B.A., *Honorary Secretary.*
Curtis : Robert Leabon.
Cutler : George Alfred.
Cuxson : George Austin Pryce, A.R.I.B.A.

Dadd : Charles John Thomas.
Dadson : Reginald Thornton.
Dangerfield : Thomas Samuel.
Darch : John.
Dash : Roland Ashford.
Daubney : Charles Archibald, A.R.I.B.A.
Davey : John.
Davidge : William Robert, A.M.I.C.E., A.R.I.B.A.
Davis : Charles James.
Daw : William Herbert.
Deacon : Thomas Mark.
Debenham : Frank Bridgewater.
Debenham : Frank Gissing.
Debenham : Frederic Kersey.
Debenham : Horace Bentley.
Dendy : William Cooper.
Dinwiddy : Conrad Hugh.
Dinwiddy : Donald.
Dinwiddy : Thomas, F.R.I.B.A.
Doll : Charles Fitzroy, F.R.I.B.A.
Dollar : Peter, A.R.I.B.A.
Done : John James.
Downing : Frederick.
Downing : Henry Philip Burke, F.R.I.B.A.
Driver : Arthur Charles.
Drower : Edmund Gilbert.
Drower : John Edmund.

LONDON—*continued*

Fellows :—

Drummond : Bertram, A.R.I.B.A.
Drury : Edward Dru, F.R.I.B.A.
Dudley : Edgar.
Duncan : James Morison.
Dunn : Sir William Henry.
Dunsmore : Gilbert.
Durbridge : Ernest.
Durlacher : Alexander Percy, M.I.C.E.
Dyball : Harvey.
Dyer : William John.

Eason : Edward William.
Egerton : Hubert Decimus.
Eiloart : Frederick Edward.
Elgood : Frank Minshull, F.R.I.B.A.
Ellis : Alfred Cave.
Ellis : Frederick.
Ellis : Herbert Moates.
Ellis : Ralph Staples.
Ellis : Richard Adam.
Elton : Herbert Averill, Major.
Emery : Arthur James, Major.
Eve : Herbert Trustram.
Eve : William.
Eve : William Harold.
Everington : John.

Fagg : Edwin William.
Fairminer : William James.
Farmer : Hugh Cecil.
Farnan : Henry Richard.
Farrer : Frederick Robert.
Farthing : Walter Thomas.
Field : Charles Roland.
Fitt : Harry Charles.
Fletcher : Banister Flight, F.R.I.B.A.
Fletcher : Herbert Phillips, F.R.I.B.A., A.M.I.C.E.
Fleuret : Alfred Harman.
Flint : William Hurst.
Ford : Lawton Robert.
Foster : James Herbert Furmedge.
Fowler : Alfred Charles Stanley.
Fox : Edwin.
Fox : Sidney Joseph.
Francis : George Futvoye.
Francis : Leon Albert.
Frank : Howard.
Franklin : Arthur Thomas.
Freeman : Sydney.
French : Cecil George.
Freyberg : Herbert.
Fry : Joseph Harry.
Funnell : Horace Frederick.

Gairdner : Edward James.
Gale : Ernest Sewell.

Fellows :—

Galsworthy : Frederick Thomas.
Gamble : Sidney Gompertz, A.M.I.C.E.
Gandy : James.
Garrard : Arthur Norman.
Garrood : Thomas William M.
Gate : Alfred Joseph.
Gate : Henry Arthur Armytage.
Giddy : Osman Horton.
Gilbert-Lodge : Edward Morton.
Glasier : Edward Brougham.
Gleed : Percival Francis.
Gleed : Richard Cummings.
Glover : Henry Alexander.
Goodchild : Josiah.
Goodchild : Walter Charles.
Goodman : Alfred.
Goodwyn : Leonard William.
Gordon : Alexander.
Goulding : Arthur.
Gover : Arthur Sutton, F.R.I.B.A.
Gray : Horace Norman.
Green : Edmund Horace.
Green : Frederick Algernon.
Gregory : Alfred, Major.
Grellier : Harley Mair.
Griffin : Alfred.
Griffin : Harold.
Griggs : Robert, A.R.I.B.A.
Grogan : Henry Thomas.
Grose : Vincent John, F.R.I.B.A.
Grover : Arthur.
Groves : Arnold Tudor.

Hale : Raymond Henry.
Hall : Francis Samuel.
Hall-Jones : Frederick.
Hallett : William Brown.
Hammond : Frederic Snowden.
Hampton : Geo. Frederick Wm.
Hansell : Reginald Goddard.
Hardcastle : Fredk. Henry Appleton, A.R.I.B.A.
Harrison : Frederick Walter.
Harrison : George John Robertson.
Haskins : William Albion.
Hayward : Thomas William Alfred A.M.I.C.E., M.I.M.E.
Head : John George.
Healing : Oswald Judd.
Heath : Henry.
Heath : Henry Cubitt.
Heath : John Lionel.
Heelis : William.
Hendriks : Henry.
Henniker : Frederick Sibert.
Heward : Ernest James.
Hibbert : Joseph Victor.
Hickson : Stephen Westby.
Higgins : George.

LONDON—*continued.*

Fellows:—

Hilton: John.
Hine: George Thomas.
Hoare: Arthur John.
Hobson: Frederick William.
Hodges: Arthur Pool.
Hodgson: Harry Moore.
Hodson: William.
Holl: Mackintosh Meleng.
Holland: Thomas James, Jun.
Holman: George Edward.
Holmes: Montagu.
Holmes: Montagu Price.
Hood: Herbert Charles.
Hood: Walter Richard.
Hopkins: Alfred James.
Horne: W. Edgar, M.P., *Past-President.*
Horsey: Frederick John Terry.
Horsfield: John Nixon, A.R.I.B.A.
Houghton: Thomas Marcus.
Houghton: William.
Hovenden: Henry Edward.
Howland: Arthur Frank.
Hudson: Arthur Byrne.
Huggins: Ernest George.
Hugman: Charles Eady.
Hunnings: Arthur.
Hunt: Frank William.
Hunt: Frederick Cope.
Hunt: Frederick William H., F.R.I.B.A.
Hunt: John, F.R.I.B.A.
Hunter: Cecil.
Huson: Ernest William.

I'Anson: Edward Blakeway, F.R.I.B.A., *Vice-President.*
Ingram: Cecil Walter.
Inman: Marshall Nisbet.

Jacob: Louis, A.R.I.B.A
James: Frederick John.
James: George Ernest.
James: Merton John.
Jarman: Frank Wilmot.
Jeffree: Sydney.
Jenkinson: William Eric Leigh.
Jenkinson: William Wilberforce.
Jennings: Fitz-Laurence Percival Dudley.
Jerome: Thomas Stroud, I.S.O., Lieut.-Col.
Johnson: Bernard Marr.
Johnson: Henry.
Johnson: Henry James.
Johnston: Reginald.
Jonas: Harold Driver.
Jonas: Harry Marshall.
Jonas: Henry.
Jonas: Robert Collier.
Jones: Charles, M.I.C.E.
Jones: Charles Frederick.

Fellows:

Jones: Ernest Joel.
Jones: Henry Arthur
Jones: John Arthur.
Jones: John Fox.
Jones: Thomas, M.I.C.E.
Joseph: Delissa, F.R.I.B.A.

Kearns: Robert Matthew.
Keirle: Robert, F.R.I.B.A.
Kersey: Alexander Henry, F.R.I.B.A.
Kirk: John Wright.
Knight: Edgar Walsh.
Knight: Frederick William.
Knight: George Edward.
Knowles: George Potter, B.Sc.(Lond.), A.M.I.C.E.
Knowles: Joseph Bertram.

Lake: Cuthbert Joseph.
Lake: Ralph Julian.
Lambert: Arthur John.
Lambert: Godfrey Charles
Lancaster: John Roy.
Lang: Charles Augustus.
Lawrance: Walter.
Lawrence: William Robert.
Leake: Robert.
Leaning: Aubrey Rupert Sidney.
Leaning: Henry John.
Leaning: William Arthur.
Lee: Frederick.
Lee: John Wilfrid.
Leslie: Henry George, A.R.I.B.A.
Lightfoot: Francis Lowry, B.A.(Oxon.)
Loban: Gustavus Taylor.
Lofts: Henry Fairlam.
Long: Leland.
Lovegrove: Henry, A.R.I.B.A.
Luker: Dyneley.
Lyon: Michae Lewis.

Madge: Wilfrid.
Maltby: Charles Midlam.
Mann: Charles John.
Mann: James Bagshaw
Mann: Robert Bagshaw.
Marks: Hyman.
Martin: Harrison
Martin: Howard, *Past-President.*
Martin: Samuel.
Mason: Charles William Hayley.
Masterman: George Hughes.
Mathews: Joseph Douglass, F.R.I.B.A.
Mayhew: Robert Henry Jewers, A.R.I.B.A.
Mellenfield: James Henry.
Mellor: Thomas Henry.

LONDON—*continued.*

Fellows :—

Melrose : Frank.
Mercer : Charles Edward.
Messenger : Henry.
Middleton : Reginald Empson, M.I.C.E.
Mixer : Edward.
Monckton : Henry Percival, F.R.I.B.A.
Monier-Williams : Stanley Faithfull, A.R.I B.A.
Monson : Edward Charles Philip, F.R.I.B.A.
Montagu : Henry Havelock
Moody : Thomas.
Moore : Alfred.
Moore : Harold Edward.
Moore : Thomas Ivor.
Morris : Harold George.
Morris : Richard Percival.
Moss : Thomas Walter.
Muller : John Joseph, A.R.I.B.A.
Mumby : Edwin Fowler.
Mundell : Joseph Edward, A.R.I.B.A.
Mundy : Thomas Edward, A.R.I.B.A.
Murray : William.
Myers : Albert Robert.

Neale : George James.
Neighbour : William Francis.
New : Edward Vorley, A.R.I.B.A.
Newman : Arthur Harrison, F.R.I.B.A.
Newman : Bernard.
Newman : Henry Arthur, A.M.I.C.E.
Newman : Samuel Frank.
Newmarch : Henry Charles.
Newton : Edwin Bennett Brierley, M. I.C.E.
Nicholson : Guy Murray.
Nicholson : William Abernethy
North : George.
Northcroft : Henry.
Norton : Thomas Herbert, B.A. (Oxon.)
Notley : Richard Albert.
Notley : Robert Pledge, F.R.I.B.A.
Nottage : William Griggs.

Oakley : Christopher Percival.
Oakley : John Hubert,
Member of Council.
Ogden : Michael Guy.
Orgill : John Berwick.
Ovenden : Charles.
Ovenden : Harry.
Overall : Edmund.

Page : Robert, F.R.I.B.A.
Palmer : Frederick Charles Richard.
Palmer : William Edward King, A.R.I.B.A.
Parker : Charles Alfred.
Parker : Stanley.
Parker: Thomas
Parkhouse : Samuel.
Parnacott : Alfred.
Parnwell : Sidney Arthur.

Fellows :—

Parr : Samuel George.
Parratt : Oswald Estcott.
Parry : Albert Edward.
Parry : Richard, B.Sc. (Lond.), A.M.I.C.E.
Partridge : Edward John.
Paul : Andrew.
Paull : Alan.
Payne : Alexander, F.R.I.B.A.
Pearson : Harry John, A.R.I.B.A.
Pearson : T. Howard.
Pease : Charles Edward.
Pepler : George Lionel
Pilditch : Philip Edward.
Pinder : Richmond.
Pinks : Edwin Charles.
Pitt : Joseph Henry.
Porter : Oliver John.
Pott : Walter.
Potter : Herbert George.
Powell : Frederick Atkinson, F.R.I.B.A.
Preston : Samuel David.
Price : Richard Arnold.
Prickard : Thomas Francis Vaughan.
Pridmore : Albert Edward.
Pridmore : Arthur Stirling.
Protheroe : Alfred Ernest.
Purchase : Edward Keynes.
Purvis : Charles James.

Rawlins : Henry Adair, A.R.I.B.A.
Rawlins : William.
Read : Francis Charles Jenning.
Read : Walter Herbert.
Reed : Richard George Gordon.
Rees : William Andrew.
Remnant : Archibald Charles.
Rex : Francis Herbert.
Richards : Walter Rowe.
Richardson : Arthur Bayliffe.
Richardson : Oliver Archer.
Riddle : Frederick Henry Brimble.
Rider : Sydney Franklin.
Ridley : Percy Edward.
Roberts : Charles Quincey.
Robertson : Clement Albert.
Robins : Philip Seymour.
Robinson : Professor, Henry, M.I.C.E.
Robinson : Henry Herbert.
Robinson : Theodore Richard.
Robson : Edward Robert, F.R.I.B.A.
Roddick : Andrew.
Rogers : Frederic James.
Rogers : Horace Mordaunt.
Rogers : Leonard Neville.
Rogers : Montagu Stanley.
Rolleston : Sir John Fowke Lancelot, M.P.,
Past-President.
Roods : Alfred.
Ross : Percy Havery.
Ruault : John Gustave Peter.

LONDON—*continued.*

Fellows :—

Ruddle : Frederick Charles.
Rüntz : Ernest Augustus.
Rushworth : Edmund Walter.
Rutley : Charles.
Rutley : Frank.
Ryan : William Patrick.
Ryde : Arthur Lyon,
Member of Council.

Sabin : Joseph Henry
Member of Council.
Sadler : George William, A.R.I.B.A.
St. Quintin : Perry.
St. Quintin : Richard Samuel.
Salmon : Joseph Harold.
Sandell : Stanley Lunau.
Saunders : Arthur Percival.
Saunders : Charles Herbert.
Saunders : Martin Luther, A.R.I.B.A.
Saunders : Samuel Brown.
Savill : Alfred.
Savill : Edwin.
Savill : Henry Norman.
Sayer : George William.
Sedgwick : Percy George.
Sexton : George Alexander.
Shackle : Edward Neild.
Sherwin : Joseph Henry.
Shone : Isaac, A.M.I.C.E.
Shoppee : Charles Herbert, F.R.I.B.A.
Silcock : Edward John, M.I.C.E.
Silvester : George.
Simpson : Cecil John William.
Single : Arthur.
Skipper : Henry Herbert.
Skitt : Arthur.
Skrimshire : Samuel.
Slade : James Benjamin.
Slater : Charles Frederick.
Smallman : Harry Richard George Strong.
Smith : Charles Gordon.
Smith : Edward.
Smith : Frank Adams, F.R.I.B.A.
Smith : Frederick Robert.
Smith : Quentin Cullen.
Smith : Percy Pyne Caldecott.
Smith : Sydney Arthur.
Snelling : Henry.
Spalding : Frank Ewart.
Spensley : James Calvert.
Squarey : Newell William Pitts.
Squire : Richard.
Standen : Arthur C.
Stanford : George.
Stanger : Samuel Arthur.
Stanton : Frederick William Schultheiss, A.M.I.C.E.
Stenning : Sir Alexander Rose, F.R.I.B.A., *Past-President.*
Stephenson : Charles William.
Stevens : Charles Vivian.
Stevens : John James.
Stevens : John William, A.R.I.B.A.

Fellows :—

Stevenson : Edmund Herbert, M.I.C.E.
Steward : Clifford Thomas.
Steward : Herbert Thomas,
Past-President.
Stone : Edward Albert.
Stoner : Alfred.
Strachan : Charles John.
Strouts : Lewis Herbert.
Strudwick : Hayward James.
Strutt : The Hon. Edward Gerald,
President.
Sutton : Frederick Stanley.
Swain : Ernest.
Swain : Frank.
Symmons : Percy James.

Tanner : Sir Henry, C.B., I.S.O., F.R.I.B.A.
Tapp : Arthur.
Taylor : Arthur William.
Taylor : John James.
Taylor : Richard Frederick.
Tee : Samuel Clifford.
Terry : Frank Treacher.
Theobald : Henry Wells Dewhurst
Member of Council.
Theobald : John Medows.
Thomas : Charles John Howell.
Thompson : Arthur Edward.
Thwaites : George Percy.
Thynne : Guy Harry.
Tomlin : Francis Ferrier.
Tootell : Richard William.
Trafford : Frederick Charles.
Trehearne : Alfred Frederick Aldridge.
Trent : William Edward.
Trollope : Charles George N.
Trollope : Henry Charles.
Trumper : John Alfred.
Tubbs : Walter Burnell.
Tuckett : Percival Fox.
Turner : Alexander Henry.
Tyler : James William.

Upsdale : Andrew Reed.

Vaizey : John George.
Veale : Louis Charles.
Vernon : Arthur,
Past-President.
Vernon : Arthur Stanley.
Vigers : Astley Allan.
Vigers : Leslie Robert,
Past-President.
Vigers : Martin.

Wadling : Henry John, F.R.I.B.A.
Wagstaffe : Thomas Rogers.
Wakeford : Arthur James.

LONDON—*continued.*

Fellows :—

Walcott : Lyons Roden Sympson.
Waldram : Percy John.
Walker : Samuel.
Walmisley : Arthur Thomas, M.I.C.E.
Walsh : Frederick Leopold Morfee.
Warmington : Herbert Andrew Cromartie.
Warner : William Henry.
Waters : Frederick Ebenezer.
Watney : Daniel,
Past-President.
Watney : Dendy.
Watson : Ernest.
Weaver : William, M.I.C.E.
Webber : William Henry.
Webster : Hugh Calthrop.
Wells : William Henry.
West : Charles Henry Edward.
West : Herbert James.
Weston : Francis.
Wheeler : Francis West.
White : Benjamin William.
Whiteley : Charles Percy.
Whittaker : John Dronsfield B.A. (Cantab.)
Whitten : George Jackson.

Fellows :—

Wigram : Reginald Spencer.
Wilkins : William.
Williams : Arthur Codrington.
Williams : Henry Cuthbert.
Williams : William Herbert.
Willis : Edward.
Wilson : Frederick Robert.
Wontner-Smith : Percy.
Wood : Charles Bruce.
Wood : Douglas, A.R.I.B.A.
Wood : John Daniel.
Wood : John Guy.
Woodward : William, F.R.I.B.A.
Wreathall : Robert T.
Wright : George Thomas Green.
Wright : Herbert Alfred.
Wrightson : Arthur Frederick.

Young : Andrew,
Member of Council.
Young : Charles Alexander.
Young : Douglas.
Young : Morgan Henry.
Young : Thomas.

LONDON—*continued.*

Professional Associates :—

Adams : Herbert.
Allen-Lodge : Albert Robert.
Allen : Oliver Wylie.
Allpress : Horace Edward.
Allsop : Benjamin Geo. Kidston.
Andrews : Ronald Seymour.
Andrews : Stephen Hampton.
Arnold : Arnold Keith.
Arthur : Henry Edward.
Ashbridge : Prentice Moore.
Atkinson : Clifford Garnett.
Ayliffe : Walter Sydney.

Bagnall : Edward George.
Baker : Alfred James.
Ball : James Benjamin.
Ball : Victor Henry.
Banks : Edward John Stanley.
Barclay : Robert Herman.
Barker : Herbert Graham.
Bartholomew : Charles Frederick.
Barton : Sydney Frederick.
Bates : Arthur Roger Albert.
Batstone : Walter Waterfield.
Bax : William Molyneux.
Baxter : Arthur Sunderland.
Baxter : George Coulson.
Bayden : Edward.
Beaumont : John Edmund.
Bedford : Charles Edgar.
Bedford : Reginald Lewis Joshua.
Bedwell : Ernest Charles.
Beken : Reginald Walter.
Bell : Oswald.
Bentley : Arthur Waterhouse.
Bentley : Harold Edwin.
Berry : Algernon Lawrence.
Berry : Henry Frank.
Bettger : Harold Alfred.
Bevan : Roland Stanley.
Bevington : Ernest.
Bickford : Joseph Grant.
Bicknell : James Ledger.
Bilson : Charles Frederick.
Bishop : Ernest William.
Bingham : William Raper.
Binns : Henry William.
Bird : Augustus Gordon.
Blackshaw : Charles.
Blessley : Victor Henry.
Bliss : Francis George.
Blow : Thomas Bertram.
Boden : Harrold Casswell.
Boden : Maurice.
Bosher : Victor Evans.
Boulton : Charles Valentine.

Professional Associates :—

Bourdas : Arthur Frederick.
Bousfield : Edwin Vaughan Davenport.
Boustred : Henry Norman.
Boustred : Hubert William.
Bower : Thomas Hawkesley.
Brackett : John Sidney.
Bradford : Daniel.
Bradshaw : Arthur Stanley.
Brent : Thomas.
Brettell : Charles Bandon.
Briant : Bernard.
Briggs : Alfred Denbigh.
Briggs : John.
Brimacombe : Charles Seymour.
Bristow ; Benjamin Frankland.
Bristow : William.
Broad : Sydney Lowther.
Brown : Arthur Frederick.
Brown : Frank.
Brown : Norman Ernest.
Brown : William Alfred.
Brown : William Edward.
Brown : Wm. Lobin Trant.
Browne : Hugh Gillespie.
Browning : Egbert George.
Brückmann : Ralph Herbert.
Bruzaud : Sidney John.
Bull : Thomas Henry.
Bumpstead : Albert Dennis.
Bunny : Joseph.
Burch : Herbert.
Burge : Arthur John.
Burnett : Leslie Trew.
Burr : Frederick Malcolm.
Burrows : Edward Crawford.
Burrows : Percy Charles.
Buss : Fleetwood George William.

Callinan : Patrick.
Carew : Cyril Joseph Theodore.
Carey : James.
Carey : William Henry.
Carlisle : William Joseph.
Carpenter : Alfred Joseph
Carr : Herbert Francis.
Carter : John Edward.
Cass : Alexander James.
Cassin : Charles Langa.
Castell : Douglas Charles.
Caton : Thomas Linfield.
Chalcraft : Henry Terrell.
Chamberlain : Benjamin.
Chamberlain : Charles.
Chapman : Arthur Henry.
Chapman : Charles Albert.
Chapman : John Frank.
Chapple : John Graddon.
Chaudoir : Gustave Felix.
Chew : Percival Thomas.

LONDON—*continued.*

Professional Associates:—

Chew: Richard.
Chilcott: Arthur Samuel Fairweather.
Child: George Malcolm.
Chilwell: Eric Robert.
Chipp: George.
Church: Geoffrey Redmore.
Clark: Charles Fowler.
Clark: Cuthbert Harvey.
Clark: Herbert.
Clark: Louis Van.
Clarke: Alfred Howard.
Clarkson: John
Coade: Cecil James.
Coates: Laurence Calvert.
Cobb: Henry Alfred William.
Coigley: Harold Richard
Coker: Harry Reginald Ellis.
Conder: Alfred Rowland, A.R.I.B.A.
Cook: Horace Herbert.
Cooke: Frederick Roper.
Cooke: Lionel.
Cooper: Bertie.
Cope: William George.
Cornell: William Arthur.
Cox: Douglas Harold.
Cox: Victor Jennings.
Coy: Frederick William.
Crabb: Arthur Horace.
Cregeen: Hugh Stowell, Jun., A.M.I.C.E.
Cresswell: John Theodore Ross.
Cromie: Robert.
Crook: Hollis Augustus.
Crosher: William Samuel.
Cross: Clement.
Crump: Harold.
Crundall: William Henry.
Cubitt: Ernest James.
Cubitt: Horace William, A.R.I.B.A.
Cudlipp: William.
Culver: Herbert George.
Curtiss: Edward Herbert.
Cutler: Frank Sydney.
Cutler: Henry Isaac.
Cutts: Edward James.

Dabbs: Douglas William.
Dafforn: George Bertie.
Dallimore: Norman Edward.
Dampney: Cyril John.
Dannatt: Percy Boothroyd.
Davenport: Herbert.
Davies: Edward Owen.
Davies: Leonard Owen.
Davis: Arthur Henry.
Davis: Cecil Wallace.
Davis: William Arthur.
Davison: Louis James.

Professional Associates:—

Davson: Alan Warburton.
Daw: Herbert Warwick.
Dawkins: Albert James.
Day: Joseph Reynolds.
Dean: Edward Harold.
Dickie: Albert George.
Dixon: Francis Evelyn.
Dodgshon: Edmund Charles.
Doxat-Pratt: Bernard Edwin.
Drake: Frank Arthur.
Dring: Cecil.
Dunn: William.
Dunt: John Harlow.
Durant: Frederick Henry.
Dutch: Robert Victor.
Dyer: William Fanstone.

Eastman: Archibald Garey.
Easton: Walter John.
Eden: Frederick Stewart.
Edwards: Thomas Henry.
Eiloart: Cyril Howard.
Eiloart: Ferdinand Robert.
Ellis: George Edward.
Ellis: Rae Adam.
Ellyatt: George Frederick.
Elsworthy: John Gordon.
Elton: Percie Ion.
English: Harry Edwin.
Ermrich: Henry.
Evans: Bertie Graham.
Evans: Edwin Dudley.
Evans: Montagu.
Evans: Philip.
Everett: Arthur Sherman.
Ewen: Reginald Malcolm.
Ewin: Henry Hamilton.

Fairweather: Norman Blumer.
Falkner: Frank Ninus.
Farrer: John Camplin.
Fentum: Charles Alfred.
Few: Harry Garrard.
Finch: George Frederick.
Fisher: Robert.
Fitness: John Francis.
Flatt: John Alexander.
Fleming: Herbert Sidney.
Fletcher: George Rivers.
Flood: Alfred William.
Ford: Richard Dickins Lancelot.
Ford: C. Graham.
Ford: Francis Curtis.

LONDON—*continued.*

Professional Associates :—

Forge : Raymond James.
Foster : Edward Chas.
Foster : Gaius.
Foster : Henry Helm.
Foster : Walter.
Foster : William Frederick.
Fowler : Cyril James.
Fowler : Ernest Elias.
Fowler : Frank Archibald.
France : Arthur Stanley.
Francis : Bernard.
Francis : Reginald Herbert.
Fraser : Alexander Arthur, The Hon. Master of Saltoun.
Freeman : George.
Furber : Henry Aubrey.

Galsworthy : Vincent Somers.
Gardner : Paul Silvester.
Garrett : Arthur Berry.
Gasson : Bernard.
George : Frederick Albert.
Gerrard : George.
Gibson : Frank Speeding.
Gilbert : John Sainsbury.
Gilbert : Samuel Howell.
Gilbert-Lodge : Leicester James Garfield.
Gilks : Stephen Langton Clowes.
Gillett : Edward Bailey.
Glasier : Philip Mannock.
Gledhill : James Herbert.
Gleed : Herbert Alexander.
Glenn : George Frederick.
Goadby : Joseph Stubbins.
Goddard : Frederick Brokenshire, A.M.I.C.E.
Golby : Robert Edmund.
Gold : Patrick Hugh.
Goodwin : Henry Ernest.
Gore : William Joll.
Gould : Harmer.
Goulder : Arthur Christopher.
Gow : David Neil.
Gowland : Stephen Leversha.
Graham : Henry Cecil.
Grant : Leslie Thomas.
Gray : James Arthur.
Green : Henry Russell Townsend.
Green : James Henry Townsend.
Greenop : Edward, A.R.I.B.A.
Greenwood : Ernest.
Grey : George Willis.
Griffin : Harold, Jun.
Griffith : Frank Stanley.
Gripper : John Bell.
Grellier : Gordon Harley.
Grogan : Harold Keith.
Grogan : Richard Lawrence Remy.
Grout : Perry.
Grove : Richard Thomas.

Professional Associates :—

Hall : Montague Preston.
Hall : Sidney.
Hall : Vernon Manning.
Hallam : Frank Vincent.
Hamilton : John Paynter.
Hamlyn : Eric Henley.
Hammond : George Addison.
Hannon : John Michael.
Harding : Arthur George.
Harding : Frederick Allcroft.
Hards : John Frederick Stanley.
Hardy : Ernest Carlisle.
Harris : Charles Francis Norman.
Harris : Douglas.
Harris : Edward Charles.
Harris : Horace Samuel.
Hart : Arthur Reginald Glendower.
Hassett : Reginald Charles.
Hay : William George.
Haybittle : Richard William.
Hayward : Arthur Baldwin.
Head : William Alfred.
Healy : Harry Prince.
Heath : Sidney Howard.
Hebden : Francis Radcliffe.
Hebden : George Radcliffe.
Hedger : Arthur Constantine.
Heeley : Joe.
Hellicar : George Thomas.
Henderson : Lionel Edward.
Henderson : Percy Charles.
Hendra : Albert John.
Henry : Edward Hugh.
Henson : Frederick Jasper.
Hewitt : Frank.
Hickmott : Henry Charles.
Hicks : Stanley, *Professional Associate of Council.*
Hicks : William Rooke, A.M.I.C.E.
Hider : Sydney William.
Hine : Ernest Daryll.
Hinton : Herbert Arthur.
Hipkin : John.
Hobson : Frederick Vachell.
Hobson : Reginald Beresford.
Hodges : William Westcott.
Hodson : Frederic Henry.
Hodson : Laurence Scrivener.
Hoile : Gerald John Harwood.
Hole : William Gerald.
Holford : Shelley.
Holmes : John Edward
Holt : Edward.
Holtom : William Watkins Buer.
Home : Philip Woollatt.
Hooper : Harold Thomas.
Horder : Gerald Morley.
Hosgood : Ralph Brian.
Hovenden : Jack Reginald.
How : Herbert.
Howard : Edmund.
Howell : Ernest John
Howland : George.
Huckstep : John Edward.

LONDON—*continued.*

Professional Associates :—

Hughesdon : Gerald Edward.
Hutton : Frederic Norman.

Inskipp : Arthur.
Ireland : Ernest Arthur.
Isard : Ernest.
Isitt : Frederick Harvey.
Ixer : Sydney Henry Howard.

Jackson : Stanley Richardson
James : William George.
Janes : Walter Joseph.
Jaques : Thomas Arnold.
Jefferies : Herbert George.
Jeffery : Francis Wilson.
Jenkinson : Samuel Stewart.
Jennings : Daniel Strachan.
Jennings : William Alfred.
Jewell : Arthur Edward.
Johnson : Albert Percy.
Johnson : Frederick John.
Johnston : Robert James.
Jonas : Samuel Marshall.
Jones : Arthur Bayly.
Jones : Charles Thomas.
Jones : Percy Everley.
Jones : Walter George.
Jordan : George Henry.
Jull : William Vincent.

Keay : Raleigh William McLaren.
Keele : John Daniel.
Kelly : Arthur Ralph.
Kemsley : Norman Bolton.
Kemsley : William Hugh.
Kennett : Charles Arthur.
Kibblewhite : Henry James Treleaven.
Kift : George Ansley.
King : Frederick Augustus.
King : Herbert James.
Kingston : Archibald Lawrence.
Kinton : Harold Ernest.
Kisch : Augustus Maitland.
Kislingbury : Arthur Vernon.
Klosz : Hubert John.
Knibb : Frederick Charles.
Knight : Robert Maltman.
Kohler : Hans.

Ladd : Walter Willoughby.
Lamb : Charles Alfred.
Lamble : William Herbert.

Professional Associates :—

Lamprill : William Thomas.
Lang : Augustus Bernard Dashwood.
Langford : Douglas Charles.
Lansdown : George Arthur, F.R.I.B.A.
Larkin : Richard Webster.
Latham : Thomas Selby.
Laurence : Walter Bernard.
Lavarack : Hamlett Unitt.
Lavarack : Philip James Vaughan.
Lawley : George Frank.
Lawrance : John, Jun.
Lee : Leslie Stuart.
Lee : William Richard.
Leonard : Edward.
Lewis : Arthur Llewelyn.
Lickis : Leonard.
Lightfoot : John George.
Line : Henry William.
Ling : Richard Bertram.
Little : Henry.
Living : Charles, Jun.
Lockyer : Edward Herbert.
Loe : Sydney John.
Lomax : Ernest George.
Long : Alfred Charles.
Lowe : Charles Robert.
Lucas : Joseph.
Luck : George Edward.
Luffingham : William John.
Luton : Albert Gordon.

Macer : Alfred Thomas.
Machattie : John Macintosh.
Mackenzie : Henry Blinman.
McSheehy : John Edward Gerard.
Mallett : John Graham.
Mann : Alfred Henry.
Marcus : William Mortimer.
Marks : Thomas Edward.
Martin : Alexander Wm.
Martin : Moritz Richard.
Maslen : Thomas Patrick Vincent.
Mason : Francis Scott.
Maskell : Reginald.
Maxwell : Herbert William.
May : Richard.
May : William Stokes.
Mayhew : William Joseph George.
Mercer : William Samuel.
Meredith : Percy William.
Merrett : Harold Thrift.
Merrett : James.
Merrington : Frederick Arthur.
Miller : Frederick William.
Mills : Basil Rupert.
Milne : William Edward Streatfeild.
Milnes : Robert.
Mirams : Arthur Edward.
Mitchell : Sidney.

LONDON—*continued*

Professional Associates :—

Moat : Ernest William.
Moon : Henry Alfred, A.R.I.B.A.
Moore : Ernest Llewellyn.
Moore : Richard Charles.
Morgan : Ernest William.
Morgan : Harold Woosnam.
Morgan : Thomas Edward.
Morris : Alexander George.
Mullett : Henry Thomas.
Murray : Arthur Malcolm.

Newbery : George Herbert.
Newman : Walter Philip.
Nicholson : Ebenezer Bernard.
Noble : Walter Hubert.
Norman : Charles Frederick.

Offlow : Arthur Rowland.
Oliver : Harry Hutt.
Oppenheim : Alfred.
Orr : Robert.

Page : Bernard Culmer.
Palmer : Alfred George Benjamin.
Palmer : Arthur.
Palmer : Frederick Charles.
Panario : Francis Michael.
Paramor : William.
Parker : Archie Montgomery.
Parker : Frederic William.
Parker : John
Parker : Wilfred Horsley.
Parnacott : Arthur Charles.
Parratt : Albert Martin.
Paul : Francis.
Paul : John William.
Pearce : Charles Frederick.
Pearce : Douglas Davisson.
Pearce : Frederick William.
Pearce : Stephen Harvey.
Pemberton : Percy Leigh.
Perks : Sydney, F.R.I.B.A.
Perry : Charles William.
Petrie : Alan Roy.
Pewtress : Herbert Wilmshurst.
Pilbeam : Francis Newcastle.
Pilkington : James Monteath.
Pinfold : Francis Arthur.
Pipe : Henry James.
Plumstead : Henry William Lewis.
Polley : Gordon.
Porter : Evelyn de Bock.
Porter : Sydney Lawrance.
Potter : Edward.

Professional Associates :—

Power : Richard Reilly.
Price : Capel Hereward.
Price : Robert Henry, M.R.A.C.
Price : William Harry Lyne.
Prior : Gordon Stewart.
Pusser : Daniel Robert.

Quarmby : Charles David.

Radburn : Sydney Charles.
Rand : John.
Ransom : Thomas Reginald.
Ratcliff : Sidney Arthur.
Raymond : Walter Leslie.
Reavell : Charles Asquith.
Rees : William Harold.
Rice : Edward.
Richards : Arthur Walter Trollope.
Richardson : Ernest Edward.
Richardson : William Edward.
Ringland : William Ewart.
Roberts : Arthur Cecil.
Roberts : Charles Minto.
Robertson : Henry Charles.
Robinson : Leslie.
Rogers : Edgar Arthur.
Rolfe : Charles Bertram.
Ronald : Thomas Rowan.
Roper : John William.
Rosevear : John Ashburnham.
Rowe : Gilbert Charles.
Rowett : Frederick Joseph Lancaster.
Ruault : Claude Edwyn.
Rubinstein : Isaac.
Ruddle : George William.
Russell : Humphrey Gladstone.
Rutter : Vallancey Arthur.
Ryan : Bernal John.
Ryde : Edward Humphrey Noel.
Ryde . John Titcomb.

Sainsbury : William Charles.
St. Quintin : Clifford Jack.
Salter : William.
Sanders : John Robert.
Sands : Hubert Covell.
Sargant : Frank Ellison.
Satchell : Herbert Arnold, F.R.I.B.A.
Saunders : Edgar Walter.
Sayer : Harvey Robert.
Scantlebury : William Seth.
Sceats : Douglas Briant.
Schroeder : Edward.
Scoble : Herbert Thomas.
Scott : Leslie.

LONDON—*continued*

Professional Associates :—

Scriven : John Pearce.
Scrivener : John Charles.
Selby : Frank.
Seller : Frank Russell.
Sewell : Frank Hersey
Shephard : Joseph Ernest.
Sherry : Nathaniel.
Sherwin : Cyril Joseph.
Sherwin : Henry Edward.
Sheppard : John Mortimer.
Shipwright : William George, Lic.R.I.B.A.
Short : John Rodwell.
Sich : Percy Bertram Wardell.
Sims : Nugent Woolcott.
Skelt : Frederick Mitchell.
Skeen : Ernest Alexander.
Skingle : Alfred Charles.
Skitt : Arthur Howard Wakem.
Smalley : William.
Smith : Arthur Kitson.
Smith : Ernest Disraeli.
Smith : Franklin.
Smith : George Henry.
Smith : Harry Vincent.
Smith : John Harold.
Smith : Sidney.
Sneath : Frank Edgar.
Souray : Edwin Guy.
Spencer : Francis Augustus.
Spink : James.
Spooner : Herbert John.
Spyer : George.
Stamper : Thomas Henry Gilborn.
Stapleton : George Aubrey.
Stedeford : John Britton.
Stevens : Lewis John.
Stevens : Nicholas Richard.
Stevens : William Frederick Hood.
Stevenson : Frederick J.
Stiles : Herbert.
Stimson : Douglas Cecil.
Stimson : Edward Frederick.
Stimson : Herbert Percy.
Stokes : Hugh Charles.
Stoneham : Frederic Martyn.
Stower : Joseph.
Strachan : Robert Gordon.
Stroud : Albert William.
Stubbing : Richard Webb.
Sturgess : John Moore.
Sturt : Leslie.
Summerfield : Joseph Charles.
Sunderland : Amos.
Surrey : Christopher William.
Swain : George Henry.
Swan : Harrold.
Sykes : Cyril.
Symes : James Gordon.
Symes : William Charles.

Tanner : Rudolph.
Taylor : Alfred Cecil.

Professional Associates :—

Taylor : Arthur Brassey.
Taylor : David Henry.
Taylor : Herbert William.
Taylor : John Francis White.
Taylor : John Henley.
Taylor : Thomas Osborne.
Taylor : Walter Floyd.
Taylor : William Graham.
Templeton : Stanley James.
Thoburn : Hugh Forsyth.
Thomas : Alfred William.
Thomerson : Albert.
Thompson : Alfred Alexander.
Thompson : Arnold John.
Thompson : Joseph Atherden.
Thompson : Roland O'Brien.
Thomson : Herbert David.
Thornley : Harold Victor.
Thorpe : Arthur Ralph.
Thurgood : Leonard Fielder.
Thynne : Reginald Lambert.
Tickle : Arthur George Warnham.
Tidey : Herbert Gordon.
Tidmarsh : Charles Baillie.
Titterton : Sydney George P.
Tivendale : Thomas.
Tobias : Maurice.
Toley : Ernest Albert.
Toley : Frank.
Tomkins : Samuel Edward.
Townsend : Edward Aldridge.
Townsend : George James.
Tracy : Charles Frederick.
Trafford : Francis Noel.
Trollope : Francis Henry Moore.
Trollope : Robert John.
Trowbridge : Frank William.
Turner : Arthur.
Turner : Henry Charles Pettit.
Tyler : William Bott.
Tymms : Douglas James.
Tyser : Grafton Leslie.
Tyson : George Alfred.

Ullyett : Leslie George Stanton.

Veit : Leonard James.
Venning : Harry John, A.R.I.B.A.
Verity : Ernest George.
Vigers : Geoffrey Leslie.
Vine : Wilfrid Gordon.
Vining : Eric Leslie Randall.
Vint : James Henry White.

Wade : Reginald Sidney.
Walker : Cyril Herbert.

LONDON—*continued*

Professional Associates :—

Walker : William Selves.
Walsh : Frederick William.
Waters : Albert Edward.
Watson : Charles Havers.
Watson : William James.
Watts : Ernest William.
Watts : Frederick Spring.
Watts : Graham Reginald Garner.
Weaver : Lionel Hunter.
Wellings : Charles Henry Clifford.
Wheeler : Welby.
Whiddington : Stanley Dunford.
White : Alfred Llewellyn.
Whitehead : Ernest Mortimer.
Whiteley : Cyprian Charles Oswald.
Whitney : Eustace Scott.
Wilde : Sidney Algernon.
Wilkes : George Thomas.
Wilks : Clement.
Williams : Peter Lloyd Armstrong.
Willmott : James Perceval.
Willoughby : Charles Albert.
Willoughby : Charles William.
Wilson : Everard John.
Wilson : John Hayes.
Wintle : Arthur.
Wonnacott : Howard John
Wood : Albert Frederick.
Worth : George Pearce.
Wraight : George Frederick Harold.
Wright : William Newcome.
Wykes : Herbert Ivie.

Yates : Charles William.
Young : Archibald Ford.
Young : Gordon Casson.
Young : Herbert Henry.

Associates :—

Alverstone : The Right. Hon. Lord, G.C.M.G., Lord Chief Justice of England,
Associate of Council.

Barry : Charles Edward.
Barry : Sir John Wolfe, K.C.B., M.I.C.E.,
Associate of Council.
Beale : James Samuel.
Beale : John Field.
Beale : Sydney William Phipson.
Berkeley : Rowland Thomas Mortimer, B.A. (Cantab.)
Bidder : Harold Francis, B.A.
Bund : John W. Willis.

Clarke : Sir Ernest.
Clode : Walter.
Colam : Robert Frederick.

Associates :—

Courthope-Munroe : Harry, M.A. (Cantab.)
Coward : John Charles Lewis, K.C.
Cripps : Sir Alfred Charles, K.C.V.O., K.C., M.P.

Danckwerts : William Otto Adolph Julius, K.C.
Dibdin : Lewis George.

Fletcher-Moulton : Hugh Lawrence.
Freeman : George Mallows, K.C.
Freshfield : Edwin.

Graham : William Vaux, M.I.C.E.
Grantham : Richard Fuge, M.I.C.E.
Grantham : William Wilson.
Gregory : Henry Holman, K.C
Gwyer : Maurice Lenford.

Harper : Richard Williamson.
Houghton : George Boydell.
Howes : Arthur Burnaby.
Hudson : Alfred Arthur, K.C.
Hutchinson : Christopher Clarke, K.C.

Jeeves : William John.

Leworthy : John Henry.

Mence : Phillip Allan.
Moon : Ernest Robert, K.C.
Mould : Graham Harley.

Page : Ernest, K.C.
Pain : Arthur Cadlick, M.I.C.E.

Redman : Joseph Haworth.
Rigg : Herbert Addington.

Stephens : Pembroke S., K.C.
Stutfield : Alfred Robert Ogilvie.

Terry : George Percy Warner.
Thorne : Richard Squire, B.A. (*Cantab.*)

Walsh : Cecil Henry.

Colonial Fellows :—

Anderson : Henry, A.M.I.C.E.
Hooper : Augustus Shelton.
Sanders : Francis Leonard.
Wheston : Wray Wilkins.

COLONIES AND FOREIGN COUNTRIES.

AFRICA.

BRITISH EAST AFRICA.

TANA VALLEY.
Professional Associate :—
Rule : Thomas.

NAIROBI.
Professional Associate :—
Lynde : Walter Mignells.
Colonial Fellow :—
Tanner : William Hugh.

CAPE COLONY.

CAPE TOWN.
Fellow :—
Sladdin : Frederick Robert Edwin.
Professional Associates :—
Irvine : Archibald Wyndham.
Labdon : Herbert George.

KNIGHTS.
Professional Associate :—
Perkin, Daniel Ward.

PORT ELIZABETH.
Professional Associate :—
Sale : Arthur Reed.

WOODSTOCK.
Professional Associate :—
Menmuir : Robert William.

EGYPT.

ALEXANDRIA.
Professional Associate :—
McKinstry : Arthur Douglas.

CAIRO.
Professional Associates :—
Clark : Raymund Montague.
Heald : Harry Mair.
Skeffington : Thomas Ashford.

FAYOUM.
Professional Associate :—
Yelf : Jack Robert.

KHARABA.
Professional Associate :—
Kerr : Norman Munro.

RAS-EL-KHALIG.
Fellow :—
Hood : Thomas, Jun.
Professional Associate :—
Wadman : Albert John.

TOR.
Professional Associate :—
Speakman : John McClure.

NATAL.

PIETERMARITZBURG.
Colonial Fellow :—
Osbourn : Edward.

NYASSALAND.

ZOMBA.
Colonial Fellow :—
Firr : Thomas Freeman.

ORANGE RIVER COLONY.

BLOEMFONTEIN.
Professional Associates :—
Stucké : William Henry, A.R.I.B.A.
Wallace : Herbert Alexander Craig.

PORTUGUESE EAST AFRICA.

BEIRA.
Professional Associate :—
Dickson : Reginald Herbert Bruce.

RHODESIA.

BULAWAYO.
Professional Associate :—
Youatt : Ernest.

SALISBURY.
Professional Associates :—
Dawson : Eric James.
Mundy : Hugh Algernon Godfrey.

TRANSVAAL.

JOHANNESBURG.
Professional Associates :—
Browne : Eustace Montague.
Covernton : Christopher Alan.
English : Henry Cecil.
Stucké : William Henry, A.R.I.B.A.
Colonial Fellows :—
Harrison : William.
Stokes : Frederick Vincent.

KRUGERSDORP.
Professional Associate :—
Gayer : Alfred Edward.

PRETORIA.
Fellow :—
Rogers : Arthur Mechelen, Major, S.R.E.S.
Professional Associates :—
Hickman : Frank Davis.
Howgrave-Graham : George Ernest.
Colonial Fellow :—
Bell-John : Harry.

ROBERTS HEIGHTS.
Fellow :—
Hewitt : Frederic Thomas Baines.

UGANDA.

UGANDA.
Colonial Fellow :—
Allen : Raymond Cecil.

COLONIES AND FOREIGN COUNTRIES—*continued.*

WEST COAST.

GOLD COAST.
Professional Associate :—
Bladen : Lionel Macdonald Wells.
Colonial Fellow :—
Palk : David Smith.

LAGOS.
Professional Associate :—
Slatter : Arthur Whittard.

NIGERIA, SOUTHERN.
Professional Associate :—
Nash : Eugene Fleetwood.

AMERICA (CENTRAL).

BRITISH HONDURAS.
Colonial Fellow :—
Usher : Charles Richard.

WEST INDIES.

BAHAMAS.
Colonial Fellow :—
Miller : William.

BARBADOES.
Colonial Fellow :—
Bowen : Ernest Francis Sinderby.

DOMINICA.
Professional Associate :—
Skeat : Arthur Percival.

JAMAICA.
Professional Associate :—
Hollis : Herbert, A.M.I.C.E.
Colonial Fellows :—
Abrahams : Charles Victor.
Baker : William Anthony.
Bancroft : Augustus Charles.
Dodd : John Hugh.
Foster : Edward.
McGahan : Amos Harvey
Reid : Edward George.

TRINIDAD.
Professional Associate :—
Prevatt : Francis Christophe.

WINDWARD ISLANDS.
Colonial Fellow :—
Osment : Harry Shorthose.

AMERICA (NORTH).

CANADA.

ALBERTA.
Professional Associates :—
Ashton : Arthur Ward.
Pearman : Francis May.
Colonial Fellows :—
Burr : Thomas Arnold.
Chattell : Arthur Paul.
Gregson : William.
Heathcott : Robert Vernon.
Lines : Roland Walter.
Sanders : Francis Leonard.

ASSINIBOIA.
Professional Associate :—
Parker : Howard.

BRITISH COLUMBIA.
Professional Associates :—
Blackman : John William Bernard, A.M.Can.Soc.C.E.
Foster : William Howard.
Jeffery : Charles John.
King : John Leonard.
Mitchell : Archibald Francis.
Muirhead : Thomas.
Simpson : Christopher.
Snodgrass : Reginald, A.M.I.C.E.
Wetenhall : Edward Box, A.R.I.B.A.
Colonial Fellow :—
Noakes : Arthur Orwhyn.

MONTREAL.
Professional Associates :—
Allen : Newstead Adams.
Chipp : George.

ONTARIO.
Professional Associates :—
Percival : Alexander William.
Saward : Sidney Carman.

OTTAWA.
Professional Associate :—
Clunn : Thomas Henry Gwyther.

REGINA.
Professional Associates :—
Benson : Ralph Francis.
Genders : Percy Robert.
Colonial Fellow —
Clarke : Charles Wentworth.

SASKATOON.
Professional Associate :—
Woodcock : Frank Sydney.

TORONTO.
Professional Associates :—
Emslie : Benjamin Leslie.
Teare : Frank.

WINNIPEG.
Professional Associates :—
Bloor : Richard Ashton.
Walkden : William.

COLONIES AND FOREIGN COUNTRIES—*continued.*

UNITED STATES.

CALIFORNIA.
Professional Associate:
Greenfield: Frederick James.
Colonial Fellow:—
Burchell: Sidney Herbert.

MONTANA.
Professional Associate:—
Harvey: William Rhys.

NEW JERSEY.
Professional Associates:—
Baines: William Henry.
Travers: Charles Arthur.

NEW YORK.
Professional Associate:—
Creaser: William Henry.

AMERICA (SOUTH).

ARGENTINE REPUBLIC.

BUENOS AIRES.
Fellow:—
Wells: Frederick Beauchamp.
Professional Associates:—
Blencowe: Sydney.
Crossley: Thomas Edgar.
Dyke: Harold George.
Fitch: Philip.
Lorimer: Gordon.
Williams: William Henry.
Colonial Fellow:—
Griffiths: Owen.

BOLIVIA.

LA PAZ.
Professional Associate:—
Stockings: Arthur Perry.

BRAZIL.

ESTADO DE MINAS.
Professional Associate:—
Nottage: Percy George.

CHILI.

ARICA.
Professional Associate:—
Amies: Herbert Christopher.

SANTIAGO.
Colonial Fellow:—
Leane: Walter Burditt, A.M.I.C.E.

ASIA.

BURMA.

RANGOON.
Fellow:—
Clancey: John Charles, K.I.H.

CEYLON.

BADULLA.
Professional Associate:—
Manson: Edward Beresford.

COLOMBO.
Fellows:—
Boxshall: Major Henry Edwin.
Clark: Hudson Owen.
Professional Associates:—
Baker: Frank Leslie.
Bartholomew: Eugene Wycliffe.
Coventry: Bernard Seton.
Harrison: Hamilton Payn.
Harrison: Percy Walton.
Loram: John Anning.
Stephenson: Chambré Corcor Stillington.
Vince: Clement Harwood.
Colonial Fellows:—
Gill: James Herbert Wainwright.
May: Philip John.

MORATUWA.
Colonial Fellow:—
de Silva: Charles Peter.

TALAWAKELLE.
Professional Associate:—
Nettelton: Oscar Traves.

CHINA.

HONG KONG.
Professional Associates:—
Lowick: Henry Capell.
Newhouse: Edward.
Reed: Edward B.
West: Harold.
Wilson: George Leopold.
Colonial Fellows:—
Hooper: Augustus Shelton.
Watkins: Harry.
Wheston: Wray Wilkins.

SHANGHAI.
Fellows:—
Peebles: Philip.
Sparke: Norman Lush.
Professional Associate:—
Halse: Sidney Joseph.
Colonial Fellow:—
Godfrey: Charles Henry, A.M.I.C.E.

EAST INDIES.

BORNEO.
Professional Associate:—
Ermen: Cuthbert Emil Albert.

INDIA.

BELGAUM.
Colonial Fellow:—
Cooper: Joseph A. W., A.M.I.M.E.

BENGAL.
Professional Associates:—
Goodwin: Percy Worthington.
Kingsford: Geoffry Neville.

BOMBAY.
Fellow:—
Fritchley: Edwin Wollaston.
Associate:—
Cardale: William Henry.

COLONIES AND FOREIGN COUNTRIES—*continued.*

INDIA—*continued.*

CALCUTTA.
Professional Associate :—
Westbrook : Bernard Anson.

CHAHARDHARPUR.
Colonial Fellow :—
Burstal : Arthur Cyril.

HOWRAH.
Colonial Fellow :—
Cuerden : Frederick James.

KASHMIR.
Professional Associate :—
Sharma : Lakshmi Chand.

LURJAPUR.
Professional Associate :—
Amoore : Henry James.

NAGPUR.
Professional Associate :—
Main : Thomas Forster.

PUNJAUB.
Fellow :
McIntosh : Richard.
Professional Associate :—
Dudley : Roland.

ROORKEE.
Colonial Fellow :—
Gurney : James Stratton.

JOHORE.

Colonial Fellow :—
Lermit : Arthur Alfred.

MALAY STATES.

GEMAS.
Professional Associate :—
de Stacpoole : Francis G.

KUALA LUMPUR.
Professional Associate :—
Atkin-Berry : Herbert Courtnay.
Colonial Fellow :—
Edwardes : William Arnold Donaldson.

NEGRI SEMBILAN.
Fellow :—
Walker : James William Boyd.
Professional Associate :—
Tayler : Vivian Alfred.

PERAK.
Professional Associates :—
Slater : Arthur James.
Taylor : Ernest.
Walton : Edgar Thomas.

SELANGOR.
Professional Associate :—
Burn-Callander : Cuthbert.

SIAM.

BANGKOK.
Colonial Fellows :—
Gairdner : Kenneth Graeme.
Michell : John.

STRAITS SETTLEMENTS.

MALACCA.
Fellow :—
Lermit : Alfred William

PENANG.
Professional Associate :—
Neubronner : Harry Alfred, A.R.I.B.A.

SINGAPORE.
Professional Associates :—
Cramphorn : Charles Hubert.
Taylor : John.
Colonial Fellows :—
Carpmael : Harold.
Coghlan : Henry Lake.

AUSTRALASIA.

AUSTRALIA.

BRISBANE.
Professional Associate :—
Plant : Clifford Ernest.

MELBOURNE.
Colonial Fellow :—
Tuxen : Peter Vilhelm.

PERTH.
Fellow :—
Hewitt : Arthur Cecil.
Professional Associate :—
Grover : Luke Montagu.

QUEENSLAND.
Professional Associate :—
Spry : William Murray Straddar.

SYDNEY.
Professional Associate :—
Vigars : John William.

WELLINGTON.
Fellow :—
Hoskins : Marcus.

FIJI.

Professional Associate :
Hervey : Thomas Percy Arthur.

TASMANIA.

BURNIE.
Professional Associate :—
McGaw : Andrew Kidd.

EUROPE.

GIBRALTAR.

Professional Associate :—
Blyth : Harold King.

MALTA.

Fellows :—
Bettridge : John Charles Lebon.
Bryant : George Herbert, Capt.

RUSSIA.

BATOUM.
Professional Associate :—
Lister : Ernest Edward.

SWEDEN.

OFVERUM.
Professional Associate :—
Turner : Joscelin Maitland.

BIBL. LONDON.

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